



City of Vancouver • P.O. Box 1995 • Vancouver, WA 98668-1995  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

Ms. Susan Morales  
 U.S. EPA Region 10  
 1200 Sixth Avenue, Suite 900, Mailstop ECL-112  
 Seattle, WA 98101

November 30, 2012

**RE: Application by the City of Vancouver, Washington for a U.S. EPA FY2013  
 Brownfields Area-Wide Planning Grant for the Lower Grand Employment Area  
 (LGEA)**

Dear Ms. Morales:

The City of Vancouver, Washington is pleased to submit the enclosed application to the United States Environmental Protection Agency (U.S. EPA) for an Area-Wide Planning (AWP) Grant as part of the U.S. EPA Fiscal Year 2013 Brownfield Grant Competition. Funding will be used to further revitalization planning and implementation strategies for the Lower Grand Employment Area (LGEA) project area.

Contact information for the highest ranking elected official and the project director is provided below.

<b>Name and Title</b>	Timothy D. Leavitt Mayor	Alisa Pyszka (Project Director) Economic Development Division Manager City Manager's Office
<b>Organization</b>	City of Vancouver	
<b>Address</b>	415 West 6th Street P.O. Box 1995 Vancouver, WA 98668-1995	415 West 6 <sup>th</sup> Street P.O. Box 1995 Vancouver, WA 98668-1995
<b>Phone Number</b>	(360) 487-8629	(360) 487-8617
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<b>Email Address</b>	Tim.Leavitt@cityofvancouver.us	Alisa.Pyszka@cityofvancouver.us

**Project Summary:**

Vancouver is significantly impacted by brownfields, many of which are located adjacent to the Columbia River where they have impacted surface water and sensitive aquatic biota. Brownfields have impacted City water supply wells, and are located adjacent to older neighborhoods and disproportionately threaten the health and economic well-being of sensitive populations. The focus area for this AWP Grant project was selected as the Lower Grand Employment Area (LGEA). Once the home of agricultural fields that bore fruit for the pioneers at nearby Fort Vancouver, the area was later used as temporary housing for

workers at the adjacent Kaiser Shipyards. The LGEA is now a 173-acre older industrial area that provides employment to approximately 1600 workers. The LGEA was selected for several reasons which will be detailed throughout this proposal, including the following:

- The area is highly visible and serves as the gateway to the Fort Vancouver National Historic Site;
- Despite potential for additional development and employment activity, much of the land is undeveloped or underutilized and remains stagnant. Two key property/business owners in the LGEA (Columbia Machines and Quad Investments), report a *reduction in over 500 industrial jobs since 2007*;
- A detailed *LGEA Subarea Plan* was completed in 2008 following a highly successful public involvement process. Residents, property/business owners and employees identified issues which include *flooding, deteriorating streets, other utilities, crime, and complications from traffic*; and
- A preliminary inventory of property in the LGEA was completed during 2012. The inventory identified a substantial number of sites meeting the definition of brownfields.

It is believed that vacant, underutilized and undeveloped land could be more intensely developed if environmental, traffic, infrastructure and drainage issues could be resolved. The LGEA is envisioned as "An active and vital employment and economic center, attracting new development, reinvestment, and employment, with attractive buildings and streetscapes that enhance the marketability of the area and its gateway function." The City hosted public outreach meetings in October and November 2012, which were attended by over 20 individuals including business/landowners, neighborhood groups, environmental groups, and government partners. The meetings confirmed the issues highlighted above, the community's commitment in revitalizing the LGEA, and resulted in the proposed scope of work.

Additional requested information is provided below.

**a. Applicant Identification:**

City of Vancouver  
415 West 6<sup>th</sup> Street, P.O. Box 1995  
Vancouver, WA 98668-1995

**b. DUNS Number:** 010734663

**c. Funding Request:** i. Type: Area-Wide Planning Grant  
ii. Amount: \$200,000

**d. Location:** City of Vancouver, County of Clark, State of Washington

**e. Project Area:** Lower Grand Employment Area (LGEA)

**f. Date Submitted:** November 30, 2012

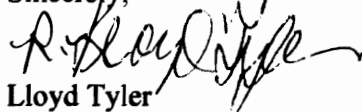
**g. Project Period:** Start: 05/1/13 Stop: 04/30/15; 2 Years

**h. Population (Project Area):** 18,638 (Includes LGEA and adjacent target neighborhoods)

**i. Population (City):** 165,500 (2011 estimate)

If you have any questions related to the City's proposal, please contact me at your earliest convenience.

Sincerely,



Lloyd Tyler  
Financial Director  
City of Vancouver

cc: Mr. Don West, Environmental Management Support, Inc. (8601 Georgia Avenue, Suite 500, Silver Spring, MD 20910)

**1. COMMUNITY NEED:** The City of Vancouver (population 165,500; est. 2011; hereinafter referred to as “Vancouver” or the “City”) sits on the north bank of the Columbia River in Clark County (population 433,418; est. 2011) Washington, directly across from Portland, Oregon. The Pacific coast is less than 90 miles to the west. The Cascade Mountain Range rises in the east. As documented in the *City of Vancouver Comprehensive Plan 2011-2030* (Comprehensive Plan; 2011), Vancouver is one of the oldest inhabited areas in the Pacific Northwest, and the first permanent European settlement in the Pacific Northwest was Fort Vancouver in 1825. The City’s growth since its incorporation in 1857 has been sporadic, with rapid and temporary population increases and influxes of industrial workers (during World Wars I and II) to work in major shipyards built along the Columbia River. Currently, the City occupies a land area of approximately 50 square miles. It is the fourth largest city by population in the State of Washington and is part of the Portland (Oregon) Metropolitan Statistical Area (PMSA), the 23rd largest metropolitan statistical area in the United States (population 2,226,000). The area has a diverse economy with a broad base of manufacturing, technology, retail, government, business and international trade services. Vancouver is significantly affected by brownfields, many of which are located adjacent to the Columbia River where they have impacted sediments, surface water and the aquatic ecosystem. Brownfields have also impacted City water supply wells, which require aeration towers to remove carcinogens to meet drinking water standards. Substantial brownfields impacted areas are located adjacent to older residential neighborhoods, disproportionately threatening the health and economic well-being of sensitive populations. Although there are several brownfield-impacted areas throughout the City which are in need of revitalization, the focus area for this EPA Brownfields Area-Wide Planning (AWP) Grant project is the Lower Grand Employment Area (LGEA; see Figure 1 in Attachment A). Once the home of agricultural fields and orchards that supplied fruit for the early settlers at nearby Fort Vancouver, the area was later used as temporary housing for the more than 38,000 workers at the adjacent Kaiser Shipyards during World War II. The LGEA is now a 173-acre aging industrial area that provides employment to approximately 1,600 workers (2012 est.).

The LGEA was selected as the focus for this planning project for several reasons: 1) Much of the land in the LGEA remains underutilized in spite of significant locational advantages, due to infrastructure, environmental and other area-wide issues that could be addressed through a targeted planning process; 2) A detailed *LGEA Subarea Plan* was completed in 2008, which included a comprehensive and highly successful public involvement process. Residents, property/business owners and employees identified issues regarding ***flooding, deteriorating streets, utilities, crime, and complications from traffic***; 3) A preliminary inventory of property in the LGEA, including site history, current occupancy and environmental databases was completed during 2012. The inventory identified a substantial number of sites meeting the definition of brownfields; and 4) The adjacent neighborhoods and census tracts, in particular the Esther Short Neighborhood (Census Tract [CT] 423, 424, and 425), Hudson’s Bay (CT 426), 4<sup>th</sup> Plain Village (CT 417), and Rose Village (CT 418) include several of the most economically distressed areas in the City, which would have the most to gain from increased employment opportunities within the LGEA.

The completion of the *LGEA Subarea Plan* (Subarea Plan; 2008) marked an initial effort toward revitalization of the LGEA. As a continuation of this planning effort, the City’s Site Reuse and Revitalization Program hosted public outreach meetings in October and November 2012, which were attended by over 20 individuals including representatives from business/landowners, neighborhood groups, environmental groups, developers, residents, business/economic development groups and government partners. Input from these meetings was used to refine the scope of the proposed AWP project. The high level of stakeholder commitment for the project is reflected in the letters of support included in **Attachments C and D**.

**i) Economic Concerns in Project Area:** As documented in Table 1, the City has a higher poverty rate, higher percentage of all minority resident categories, and lower per capita income than Clark County, the State of Washington and the U.S. The most pronounced indicator of Vancouver’s economic distress is the unemployment rate. The City’s annual 2010 unemployment rate of 14.0% was nearly 50% higher than the statewide average of 9.6%. Vancouver’s unemployment rate peaked in January 2010 at 16.0%, which was 6% higher than the statewide peak of 10.0%, reached that same month. This rate was also 2% greater than the highest unemployment rate (14%) recorded for any of the other 40 cities in Washington with populations greater than 25,000 and for which local unemployment rates are tracked by the Bureau of Labor Statistics.

Among these 40 cities, **Vancouver has had the highest unemployment rate in the State of Washington for 44 of the last 45 months** (through August 2012).

**Table 1. Demographic Data**

Required Demographic Data	Year	LGEA and Adjacent Neighborhoods				City of Vancouver	Clark Co.	State of WA	United States
		Esther Short <sup>1</sup>	Hudson's Bay *includes LGEA <sup>2</sup>	Fourth Plain Village <sup>3</sup>	Rose Village <sup>4</sup>				
Population <sup>5</sup>	2010	6,029	4,653	3,919	4,037	161,791	425,363	6.7M	308.7M
Unemployment rate (annual) <sup>6</sup>	2010	—	—	—	—	<b>14.0%</b>	13.7%	9.6%	9.6 %
Land area (sq. miles) <sup>5</sup>	2010	1.4	3.6	0.4	0.6	48.6	629	66,456	3.5M
Poverty rate, all people <sup>7</sup>	2006-10	<b>22.8%</b>	<b>18.0%</b>	<b>27.8%</b>	<b>19.4%</b>	<b>14.8%</b>	10.9%	12.1%	13.8%
Minority population <sup>5,8</sup>	2010	17.4%	19.9%	<b>33.2%</b>	<b>27.5%</b>	23.8%	18.6%	27.5%	36.6%
Median household income <sup>7</sup>	2006-10	<b>\$30,848</b>	<b>\$41,190</b>	<b>\$32,595</b>	<b>\$37,833</b>	<b>\$48,875</b>	\$58,262	\$57,244	\$51,914
<b>Other Data</b>									
Hispanic population <sup>5</sup>	2010	7.3%	9.0%	<b>21.1%</b>	<b>16.6%</b>	10.4%	7.6%	11.2%	16.3%
Poverty rate, < 18 yrs <sup>7</sup>	2006-10	<b>42.1%</b>	12.7%	<b>38.5%</b>	<b>23.9%</b>	<b>20.2%</b>	14.9%	16.0%	19.2%
Home ownership rate <sup>7</sup>	2006-10	<b>30.6%</b>	<b>34.7%</b>	<b>30.5%</b>	<b>49.6%</b>	<b>52.0%</b>	67.8%	63.9%	66.6%
Vacant housing units <sup>5</sup>	2010	<b>8.5%</b>	<b>9.9%</b>	<b>8.3%</b>	7.0%	5.7%	5.0%	6.1%	7.9%

Notes: (1) Esther Short neighborhood = census tracts (CT) 423, 424, 425. (2) Hudson's Bay (includes LGEA) = CT 426. (3) Fourth Plain Village = CT 417. (4) Rose Village = CT 418. (5) Data for 2010 are from the U.S. decennial census. (6) Unemployment data are from the Bureau of Labor Statistics. (7) Data for 2006-10 are estimates from the U.S. Census American Community Survey. (8) Calculated by subtracting the reported % of "total white persons not Hispanic" from 100%.

Significantly higher levels of economic distress and percentages of minority residents are present in the LGEA and adjacent neighborhoods. These areas include: (1) the Esther Short Neighborhood to the west of LGEA, which is a 144-block (1.4 square mile) area that includes the downtown and riverfront areas; (2) the Hudson's Bay Neighborhood, a 3.6 square mile area which includes the LGEA; and (3) the Fourth Plain Village and Rose Village Neighborhoods with a combined area of approximately 1 square mile to the north of the LGEA. The Hudson's Bay Neighborhood includes the LGEA and surrounding areas to the south, west and north. 18% of the population lives at or below the poverty rate, and the area includes some of the lowest home ownership and highest vacant housing rates (9.9%) in the City. Other statistics for this area (including median household income) are inflated due to recent up-scale housing developments constructed southwest of the LGEA along the Columbia River waterfront. Esther Short Neighborhood - Although there has been more than \$300 million of investment in downtown redevelopment projects since 1997, the area has some of the highest poverty rates (average 22.8%) in the City. Fourth Plain and Rose Village Neighborhoods are located north of the LGEA. As shown above, both neighborhoods have significantly higher poverty rates (up to 27.8%), higher numbers of minority residents (up to 33.2%), and significantly lower per capita and median household incomes than that of the City and County. According to a recent *HUD Grant Application* (2011), the elementary school has the highest turnover rate in the district, and over 75% of students qualify for free and reduced-price meals.

Brownfields have caused significant economic impacts on the City through loss of potential jobs and property tax revenue that might otherwise have been generated by abandoned, vacant or underutilized properties. Also, the "Pollution Remediation Obligation" detailed in the City's *Comprehensive Annual Financial Report* (CAFR; 2012) documents the City's costs to maintain aeration towers (estimated \$387,000 environmental liability cost) to treat groundwater impacted by tetrachloroethene (PCE), which is leaking into the aquifer near Water Supply Station No. 4 (located on the east end of the LGEA), as a result of contamination from brownfield sites.

Since 2000, over 5,800 manufacturing jobs have been eliminated in Clark County, including at least 1,000 layoffs due to plant reductions/closures in the City since 2007. According to the City's most recent *Comprehensive Annual Financial Report* (CAFR; 2012), nine (9) of the City's top 10 employers from 2002

had fewer employees in 2011 than they did in 2002, the only exception being Fred Meyer. It is worthwhile to note that the new Fred Meyer was developed in 2008 on a former brownfields site (Jantzen Clothing Manufacturing) in the LGEA. Although Fred Meyer brought additional jobs, it did not replace the approximately 500 higher wage manufacturing job losses reported by just two (2) of the industrial employers in the LGEA since 2007: 1) Columbia Machine, Inc.: A privately-held manufacturer of concrete products equipment founded in Vancouver in 1937 that owns or leases a total of more than 300,000 square feet of office and manufacturing space in the LGEA (and which has committed to be a partner for the AWP project), has eliminated approximately 200 jobs since 2007 with an average wage >\$50,000; and 2) Tensolite/Carlisle Companies Inc.: A cable manufacturer that leased a 73,000 square foot factory at 3000 Columbia House Boulevard in the LGEA, eliminated more than 300 jobs in layoffs beginning in 2008 that culminated in a plant closure in 2010. The former plant remains vacant. The landlord, Quad Investments, has committed to be a partner for the AWP project). Source: <http://www.columbian.com/news/2009/dec/17/carlisle-interconnect-close-vancouver-plant/>.

One unique limiting economic factor that continues to negatively impact City finances is the effect of a lack of a sales tax in Oregon versus an approximately 8.2% sales tax rate in Vancouver. Due to Vancouver's location directly across the Columbia River from Portland, Oregon, an estimated 30% of Vancouver residents and businesses' retail expenditures occur in Oregon (to avoid paying State of Washington sales taxes). According to the City's annual CAFR (2012), the economic impact on the City is estimated to be at least \$10 million per year in uncollected sales taxes. Since the LGEA is located within one mile of the I-5 bridge that separates Oregon and Washington, the sales tax effect likely has a greater impact on the LGEA than in most areas of the City. As documented in the Other Factors Checklist (provided in Attachment E, Clark County has also experienced **three federally declared natural disasters** since 2005 that impacted the local economy as well as the financial condition of the City government.

ii) **Brownfield Impacts on Sensitive Populations and Socio-Economic Concerns:** As documented in Table 2, the neighborhoods bordering the LGEA contain high percentages of elderly residents (Esther Short and Hudson's Bay); high percentages of children, women of child bearing age and minorities (Fourth Plain Village and Rose Village); and low-income communities (all neighborhoods).

**Table 2. Additional Demographic Data for Sensitive Populations**

Data Type	Year	LGEA and Adjacent Neighborhoods				City of Vancouver	Clark Co	State of WA
		Esther Short <sup>1</sup>	Hudson's Bay (Includes LGEA) <sup>2</sup>	Fourth Plain Village <sup>3</sup>	Rose Village <sup>4</sup>			
Minority population <sup>5,6</sup>	2010	17.4%	19.9%	33.2%	27.5%	23.8%	18.6%	27.5%
Poverty rate, all people <sup>7</sup>	2006-10	22.8%	18.0%	27.8%	19.4%	14.8%	10.9%	12.1%
Children under 5 years <sup>5</sup>	2010	5.0%	5.5%	10.5%	7.8%	7.1%	6.9%	6.5%
Children, under 18 years <sup>5</sup>	2010	13.3%	14.7%	27.3%	25.0%	24.0%	26.0%	23.5%
Women of child bearing age (15-49) <sup>5</sup>	2010	22.8%	23.6%	26.8%	26.0%	24.5%	23.7%	23.8%
Elderly residents, ages 65 and older <sup>5</sup>	2010	14.4%	14.5%	5.2%	7.5%	12.4%	11.5%	12.3%

Notes: (1) Esther Short neighborhood = census tract (CT) 423, 424, 425. (2) Hudson's Bay (includes LGEA) = CT 426. (3) Fourth Plain Village = CT 417. (4) Rose Village = CT 418. (5) Data for 2010 are from the U.S. decennial census. (6) Calculated by subtracting the reported % of "total white persons not Hispanic" from 100%. (7) Data for 2006-10 are estimates from the U.S. Census American Community Survey.

The correlation between the occurrence of brownfields sites and high concentrations of sensitive populations in Clark County is supported in part by environmental justice data compiled at the Pollution Scorecard website, which document increased risks for potential exposure to environmental hazards for sensitive population groups within the County. The data show that people of color and those who are living in poverty are approximately twice as likely to live in an area impacted by brownfields than other County residents, and are thus subject to a disproportionate impact from these sites on their health and welfare. As documented in the CAPE Report (2010) the following metrics related to the health and welfare of sensitive population groups in Clark County were identified: Low-income communities had higher incidences of poor emotional health, alcohol and drug abuse, youth and adult obesity; Hispanic residents (who represent the largest minority group in both the City and the County) have lower median household incomes, higher incidences of youth depression,



youth alcohol use, teen birth rates and obesity; Asian residents (who represent the second largest minority group) have higher rates of youth depression, and a lower quality of prenatal care; and black residents (who represent the third largest minority group) have higher all-cause mortality rates, lower life expectancies, lower median household incomes, and higher youth obesity.

As documented on page 4-6 of the City's Comprehensive Plan (2011), as of 2010, Clark County is ranked in the top 2% of counties nationwide in overall air pollution exposure. According to Washington State Toxic Air Pollutants Priorities Study (2008), the ambient concentration of benzene in Clark County of 1.0 µg/m<sup>3</sup> is double the State average. Overall, Clark County has a hazard index (for aggregate toxic air pollutant-associated irritation risk) that is ranked nationally among the 5% worst of U.S. counties. Although asthma data are not available specifically for the City, not surprisingly the Public Health Stats for Clark County (2007) indicates that adult asthma rates in the county were nearly 10% higher than Washington State as a whole, and nearly 20% higher than the United States. As documented in the CAPE Report (2010), as of 2008 the percentage of deaths attributed to cancer and chronic lung disease were much higher for Clark County than Washington State as a whole. In addition, of 84 census tracts in Clark Co., the neighborhoods bordering the LGEA include 3 of the 4 census tracts with the highest lead hazard rankings (Pollution Scorecard).

iii) Health Concerns for Brownfields in the Project Area: The 2012 inventory of potential brownfields sites in the LGEA (described in Section 2.i) identified two (2) Superfund sites, Frontier Hard Chrome (FHC) and City of Vancouver "Blandford" Water Station #4 (Water Station #4). These sites are but two (2) examples of how brownfields have caused significant health concerns in the project area.

The Frontier Hard Chrome, Inc. (FHC) site is located at 113 Y Street in the northwest portion of the LGEA, approximately one-half mile north of the Columbia River. The FHC site is situated on approximately three (3) acres of land. Chrome plating operations occurred at the FHC site for about 25 years between 1958 and 1982. In the 1980s Ecology cited FHC with violations for discharging process waste-waters containing hexavalent chromium (a known human carcinogen) directly to an on-site dry well. Chromium concentrations greater than twice the state groundwater cleanup standard were detected in samples from an industrial/water supply well located over 0.5 miles southwest of the site. FHC closed its doors shortly after Ecology identified the violation and the site was added to the Superfund list. Releases from FHC operations contaminated groundwater with reported chromium concentrations as high as 300,000 micrograms per liter (µg/L). Subsurface concentrations for total and hexavalent chromium were noted as high as 31,800 milligrams per kilogram (mg/kg) and 7,506 mg/kg respectively. In addition to the close proximity of the Columbia River, two (2) of the City's water supply well fields were located within one (1) mile of the FHC site. As of 2011, groundwater monitoring and remediation activities are ongoing, and this brownfields property appears to be used for vehicle and equipment storage.

According to EPA fact sheets, during routine well testing in 1988 at two (2) City water supply wells, Water Station #4 (located in the eastern extent of the LGEA) and Water Station #1 (located within a mile of the LGEA), the City discovered concentrations of several volatile organic constituents (VOCs), including PCE in excess of federal drinking water standards. Aeration towers were subsequently installed at both water stations, and they continue to "strip" or remove contamination out of the water to meet drinking water standards. The exact source of the contaminants has not been determined. PCE was commonly used as a solvent/degreaser in dry-cleaning, industrial and automotive related businesses.

## **2. BROWNFIELDS AREA-WIDE PLANNING PROJECT DESCRIPTION:**

i) Brownfields Project Area and Catalyst Site Descriptions: The LGEA project area is a 173-acre aging industrial area that provides employment to approximately 1,600 workers (2012 est.). The LGEA is located approximately one (1) mile east of downtown and I-5, and approximately 0.5 miles north of the Columbia River (see Figure 1 in Attachment A). The LGEA has an irregular shape. A description of the LGEA boundaries are provided in Threshold Criteria 2 in Attachment A. The LGEA is located in the Hudson's Bay Neighborhood and is surrounded by older residential areas to the west, north and east (Esther Short, Fourth Plain, Rose Village and Dubois Park), Pearson Field Airport and the Historic Reserve to the west and northwest, and Columbia Shores mixed-use waterfront development and the Columbia Business Center industrial area to the south.

As documented in the LGEA Subarea Plan (2008), prior to the 1940's there was minimal development in the LGEA. As of the 1950's, the major industrial tenants included Columbia Machines (still present), Jantzen

Apparel Manufacturing Company and approximately five (5) other commercial/industrial businesses located along present day Y Street and East 2<sup>nd</sup> Street. The majority of the industrial/commercial development occurred between the 1960s-1980s, resulting in >80% of the total area being developed. Over the last 30 years the area has experienced a gradual (sometimes punctuated) decline in occupancy, with many properties ending up vacant or underutilized and neglected. With good reason, many business and land owners within the LGEA believe that vacant, underutilized and undeveloped land could be more intensely developed if environmental, traffic, drainage and other infrastructure issues and concerns could be resolved.

In support of this grant application a preliminary inventory of 104 parcels of property including the entire LGEA was completed in the fall of 2012. The 104 parcels were consolidated into approximately 40 individual properties. The inventory consisted of: (a) completing a summary of property history through a review of Sanborn Fire Insurance Maps, historic topographic maps and aerial photographs; (b) obtaining current occupancy information via City/County GIS databases and a windshield surveys; and (c) review of environmental databases. The inventory identified approximately 31 potential brownfields sites (with confirmed or potential presence of impacts from petroleum, hazardous substance, or mine-scarred land). A summary of the information obtained is as follows: **Site Listed in Environmental Databases:** 24 Properties were listed in one or more environmental databases, including eight (8) UST sites, 17 current or former haz waste sites, five (5) Confirmed and Suspected Contaminated Sites List (CSCSL) sites, and two (2) Superfund sites (see Section 1.iii); **Undeveloped Former Flood Plain:** Quad Investments owned land in the eastern LGEA totaling >30 acres. Zoned IL; **Vacant Former Gravel Pit:** Approximately 3.8 acres located north of the intersection of North Grand Boulevard and East 5<sup>th</sup> Street, in the north central portion of the LGEA; **Other Public Sites:** Two (2) properties totaling approximately 33.75 acres including the Washington School for the Deaf (~30 acres) and Clark Public Utilities Electrical Substation (3.75 acres); and **Residential:** Three (3) clusters of residential properties totaling approximately 3.5 acres (combined single and multi-unit residential) and the north edge of the LGEA.

The inventory indicated that approximately 60% of all properties in the LGEA are listed in one or more of the environmental databases, and >75% of properties are potentially brownfields. In addition, as documented in the *Five-Year Review Report for the Frontier Hard Chrome Superfund Site* (2008), the LGEA appears to have been elevated above the flood plain in the 1940s and 1950s and is underlain by several geologic units. The top unit reportedly consists of ***hydraulic dredge material and construction debris/waste fill***. Fill materials extend to depths of 12 to 20 feet below ground surface (bgs). Properties in the LGEA could be considered brownfields simply for being located in the filled in portions of the former flood plain.

Through the inventory and meetings held on October 23 and November 6, 2012 (see Section 3), the following four (4) catalyst brownfields sites were identified in the LGEA. All four (4) of the catalyst or high priority parcels have met the EPA eligibility determination (provided in Attachment A) and the definition of a “brownfield site” per CERCLA § 101(39). These sites were selected because they are spatially distributed throughout the LGEA in strategic locations, are vacant or grossly underutilized, and have documented or potential impacts that could be addressed in the near term. Assessment, remedial action and/or other improvements will be required at each of the sites prior to reuse or revitalization. A more detailed description of the documented or potential contamination present at each catalyst site is outlined below, and the location of each site is presented on Figure 1 in Attachment A.

**Vacant Former Gravel Pit (Mine-scarred Land) – Catalyst Site #1:** Two parcels of gravel pit/mine-scarred land totaling 3.8 acres, located north of the intersection of North Grand Boulevard and East 5<sup>th</sup> Street, in the north central portion of the LGEA. The site is zoned for residential development (R30). The sites use as a gravel pit dates back to the early 1900s. During the 1970s and 1980s, a large motorcycle gang reportedly inhabited neighboring property, along with old vehicles scattered across two or three acres of land south of the intersection. The site appears to have remained undeveloped for over 50 years and is currently owned by the Hidden Brothers (d/b/a Gravel Pit, LLC). As indicated in their letter of support provided in **Attachment D**, the family has owned property in this area dating back to the 1800’s, and have been “waiting all our lives” to develop the site. Currently the site is vacant, although it appears that miscellaneous construction materials and other debris of unknown origin are scattered across the surface of the property. A wide variety of potential hazardous substances could be present, including undocumented historic fill materials. Petroleum impacts may be present, but are not expected to be the predominant contaminant of concern. No record of previous environmental site assessment activities were identified for this property. Despite its prime location at a key intersection in the LGEA, the perception that the property may be impacted from its former use, as well as

grade and slope stability issues have kept it vacant. Also, as indicated in the LGEA Subarea Plan, the intersection is an area of special concern because of the odd corner angles, varying street widths, and obstructed sight distances. Nonetheless, if the intersection, potential environmental and slope stability issues were addressed, development of this site could revitalize this northern gateway to the LGEA, including a vacant brownfields site located on the opposite corner.

**Undeveloped Former Flood Plain (Historic Fill) – Catalyst Site #2:** Eight parcels of undeveloped land totaling approximately 30 acres in the eastern portion of the LGEA. The site is zoned for industrial development (IL). The site is currently owned by Quad Investments, LLC (see letter of support provided in **Attachment D**), along with other developed commercial/industrial property located west of the site. As indicated in the LGEA Subarea Plan, the area consists of previously filled wetlands, approved for development, with portions void of streets and utilities. As previously noted, fill deposited in this area in the 1940s and 1950s included hydraulic dredge material and construction waste of unknown origin that could contain a wide range of hazardous substances. In addition, the site is located adjacent to the Water Station #4 Superfund site, in a zone with groundwater known to be impacted with PCE. No record of previous environmental site assessment activities were identified for this property. Other development complications include a critical aquifer recharge area, existing FEMA flood zones, and height and access limits established by mid-1980s rezoning covenants. If these issues can be resolved, this site could catalyze the development of the entire east side of the LGEA.

**Outdoor Storage Lot on Y Street – Catalyst Site #3:** Four parcels of land totaling 2.43 acres centrally located within the LGEA. The site is zoned IL and is located north of and adjacent to the FHC Superfund site. The site is privately owned, is used as an open storage lot for construction materials, equipment and miscellaneous supplies, and is a source of blight in the middle of the LGEA. Due to the historic/current site use, a wide variety of hazardous substances could be present. Also, as indicated in the *Five-Year Review Report for the Frontier Hard Chrome Superfund Site* (2008), area-wide impacts from PCE may be present in groundwater beneath the site. Finally, the area-wide historic fill issues also apply to this site. No record of previous environmental site assessment activities were identified for this site. If improvements are made at this site, it could attract additional interest and investment in improving other blighted properties in the heart of the LGEA.

**Precision Axles Inc. – Catalyst Site #4:** Four parcels of land totaling 1.1 acres along East 5<sup>th</sup> Street, a major east-west trending thoroughfare on the northern boundary of the LGEA. The site is privately owned and is used as an open storage lot for construction materials, equipment and miscellaneous supplies. This site was listed in the environmental databases as a haz waste generator. Due to the historic/current site use, a wide variety of hazardous substances could be present. Area-wide PCE groundwater impacts as well as impacted historic fill materials may also be present at this site. No record of previous environmental site assessment activities were identified for this site. The site is located across the street from a multi-unit residential development, and provides a degree of blight for those residents. The site is highly visible from both Grand Boulevard and East 5<sup>th</sup> Street, and revitalization of this property could dramatically improve the overall image of the area.

**ii) Project Task Description and Budget:**

Building off of the results of the LGEA Subarea Plan and stakeholder and recent Site Reuse and Revitalization Program (see Section 3) meetings, the grant will be utilized by the City to advance critical planning and strategic actions necessary to resolve identified infrastructure issues (poor drainage, deteriorating streets, other utilities, traffic), address remediation and revitalization needs of brownfields sites in the LGEA, as well as encourage and support existing and new business in developing and promoting a positive economic image for the LGEA. To that end, activities will include the consolidation of existing site information, a market study to evaluate potential reuse demand/uses for brownfield sites, and facilitation of community involvement regarding the future use of the area. The City will work in collaboration with a consultant to provide planning and analytical assistance for the proposed BF AWP project. The breakdown of tasks and the estimated budget is detailed below and is summarized in Table 3. A schedule detailing the synthesized approach to implementation, key project milestones and the critical path toward successful development of the brownfields area-wide plan and implementation strategies is provided in Attachment B.

**Task 1 Cooperative Agreement Oversight (\$5,000 of EPA Funds and \$6,000 Voluntary Match):** The City will oversee programmatic activities including managing consultant activities, preparation of quarterly reports, annual financial and disadvantaged business enterprise reporting and all other reporting requirements with US EPA. The City anticipates approximately 100 hours of work at an average combined rate (salary plus benefits) of \$60/hour to be performed by City staff. This work will be completed as a voluntary match (a/k/a City



personnel in-kind contributions). In addition, \$5,000 of consulting costs (50 hours at an average rate of \$100/hour) is budgeted for assistance with preparation of reports and other eligible programmatic activities in support of execution of the tasks outlined below.

Task 2 Community Involvement (\$22,500 of EPA Funds and \$9,000 Voluntary Match): Public participation will be the foundation of this planning process and is woven into the schedule from start to finish. The City is currently in the process of forming a Brownfields Advisory Committee (BAC; described in Section 3) that will include representation from the complete cross-section of community stakeholders affected by the LGEA and associated brownfields. 10 meetings of the BAC are anticipated over the two year project period, and this will be the primary forum for exploring alternatives and making initial, community-driven decisions on plan recommendations. Alternatives and recommendations will be further tested and refined by inviting community members to participate in community workshops, stakeholder focus groups, a business survey, and web-based feedback opportunities. A Community Involvement Report will be completed and incorporated as a component in the final AWP. It is anticipated that consultant costs will be approximately \$22,500 and that supplies will cost \$2,500. In addition, the City anticipates approximately 150 hours of work at \$60/hour to be performed by City staff. This work will be completed as a voluntary match (= \$9,000).

Task 3 Existing Conditions Research (\$57,000 of EPA Funds and \$9,000 Voluntary Match): Data gathering efforts will evaluate existing conditions relative to all of the key areas of the potential brownfield redevelopment sites and the area wide context. The cost of additional and upgraded infrastructure will be an evaluation criterion for future site use, as will available funding for these improvements. The consulting firm will evaluate existing infrastructure in the area in the context of future site use in order to identify needed modifications and cost. For example, the benefit of future potential commercial use vs. the cost to provide needed infrastructure could preclude select site uses. Public transportation and transportation of goods may also require significant modification requiring cost benefit evaluation. It is anticipated that the City and its selected consultant will evaluate various design alternatives for identified infrastructure issues (poor drainage, deteriorating streets, other utilities, traffic). The output for this task will be an infrastructure improvement/reuse plan that will be incorporated as a component in the final AWP. At a minimum, the status of infrastructure evaluation will be presented to City officials at regularly scheduled meetings open to the public with opportunity for continued public comment. It is anticipated that consultant costs will be approximately \$57,000. In addition, the City anticipates approximately 150 hours of work at \$60/hour to be performed by City staff. This work will be completed as a voluntary match (= \$9,000).

Task 4 Brownfields Site Reuse Planning (\$50,000 of EPA Funds and \$6,000 Voluntary Match): The City will work with a consulting firm having significant brownfield redevelopment planning experience to complete an environmental conditions report (including a comprehensive environmental inventory of all brownfield sites within the area in addition to the catalyst sites), a study of existing zoning, ordinances, and redevelopment criteria for rehabilitation and new construction within the area. For example, the final remedy to address soil contamination at a site may prescribe industrial use only and that exposure to industrial standards may require design and use of planned structures such as engineering controls. The consulting firm will also conduct a market study to evaluate best use of the four catalyst sites based on the above factors as well as living wage revenue generation, affordable housing, property value and associated tax revenue generation. Utilizing the existing conditions data and inputs from the public participation process, potential reuse scenarios will be developed for brownfields sites in the LGEA. Based on the results of the study, a draft conceptual reuse plan for the LGEA as a whole and the individual catalyst sites will be prepared, which may include several reuse scenarios. It is anticipated that the existing conditions report and market research study will cost approximately \$30,000. At this point a public meeting/planning charrette with stakeholders will be conducted to assure that community residents, business owners and other stakeholders are well informed and that their input is fully integrated regarding future land use and incorporation of enhancements for integration into the surrounding areas. Public comments will be considered and incorporated into the final conceptual reuse plan for the area. It is anticipated that these remaining subtasks will cost \$17,500 in consultant costs and \$2,500 for supplies. In addition, the City anticipates approximately 100 hours of work at \$60/hour to be performed by City staff. This work will be completed as a voluntary match (= \$6,000).

Task 5 Area-Wide Plan and Implementation Strategies (\$65,500 of EPA Funds and \$6,000 Voluntary Match): The City, stakeholders and consultant will work together as appropriate to create implementation strategies that will insure socioeconomic and environmental benefit to the LGEA and surrounding areas as the redevelopment

plan is implemented. In addition, the sequence of environmental assessment, remediation, site preparation and redevelopment will be established based on the timing of available funding and other criteria required to successfully redevelop the area. The output for this task will be an area-wide strategies plan that will be incorporated as a component in the final AWP. At a minimum, the status of area-wide strategy development will be presented to the City officials at regularly scheduled meetings open to the public with opportunity for continued public comment. A draft AWP including implementation strategies will be prepared that incorporates the public comments, findings and established redevelopment goals, guidelines and criteria for future site use, and the outputs from Tasks 2 through 4. The sequence of implementation requirements will also be presented. This will include identification of funding assistance needed to help fund assessment, cleanup and redevelopment. This may include public private partnership, Federal and State assistance, and private investment. Legal advertisement regarding the draft AWP, public hearing and comment period will be issued. A public hearing will be held at a Planning Commission meeting. Public comments and input will be incorporated and a final AWP will be submitted to the Common Council for approval. The preparation of the final AWP including all of the elements listed above will be approximately \$63,000 with an additional \$2,500 in supplies. In addition, the City anticipates approximately 100 hours of work at \$60/hour to be performed by City staff. This work will be completed as a voluntary match (= \$6,000).

**Table 3. Budget**

Budget Categories	Task 1 <i>Cooperative Agreement Oversight</i>	Task 2 <i>Community Involvement</i>	Task 3 <i>Existing Conditions Research</i>	Task 4 <i>Brownfields Site Reuse Planning</i>	Task 5 <i>Develop AWP and Implementation Strategy</i>	Totals
Personnel						\$0
Fringe benefits						\$0
Contractual <sup>1</sup>	\$5,000 <sup>1</sup>	\$20,000 <sup>1</sup>	\$57,000 <sup>1</sup>	\$50,000 <sup>1</sup>	\$63,000 <sup>1</sup>	\$195,000 <sup>1</sup>
Supplies		\$2,500			\$2,500	\$5,000
Other (travel)						\$0
Total EPA Funds	\$5,000	\$22,500	\$57,000	\$50,000	\$65,500	\$200,000
Voluntary Match <sup>2</sup>	\$6,000 <sup>2</sup>	\$9,000 <sup>2</sup>	\$9,000 <sup>2</sup>	\$6,000 <sup>2</sup>	\$6,000 <sup>2</sup>	\$36,000 <sup>2</sup>
Project Totals	\$11,000	\$31,500	\$66,000	\$56,000	\$71,500	\$236,000

1) We will comply with procurement procedures in 40 CFR 31.36. 2) City staff in-kind match is calculated using an average rate of \$60/hr, with approximately \$45/hr salary and \$15/hr benefits.

**iii) Project Consistency and Integration with Community Planning Efforts:** The proposed BF AWP project is consistent and fully integrated with multiple previous and on-going planning efforts focused on the LGEA, adjacent neighborhoods and the City as a whole. Key previous and on-going planning efforts that will be significantly supported by the proposed AWP are presented below. Additional examples are provided throughout Section 4.

**LGEA Subarea Plan (2008)** – The City of Vancouver initiated the plan to evaluate the potential of the area as an industrial employment center. Staff met with City departments providing public services and facilities (sewer, water, streets, drainage, and economic development services), other agencies, property owners, business owners, neighbors, and developers. Specific areas that are underserved by utilities and are prone to flooding, deteriorating streets, crime, and traffic complications were identified. One of the primary goals of the AWP project will be to identify potential solutions to these issues and develop implementation strategies for the resolutions. In addition, other primary needs were identified that will be supported by this project: 1) Right-of-way adjustments and street improvements are needed to improve transportation functions and enhance the marketability of the area for both development and redevelopment, and expansion of employment opportunities (2) Drainage problems need to be fixed; flood zone requirements need to be clearly defined and (3) Assistance

is needed to encourage and support existing and new business, large and small, in developing and promoting a positive economic image for the area.

**Comprehensive Plan (2011)** - The proposed BF's AWP project will support the following goals/policies identified in the Comp Plan: (1) Maintaining and Enhancing Livability - including making full and efficient use of available land before expanding into undeveloped areas; (2) Enhancing Urban Centers and Corridors; (3) Facilitating Connected Neighborhoods and Communities; (4) Promoting Public Health; and (5) Fostering Sustainability. In addition, the Comprehensive Plan identifies the following community, economic development and environmental policies encouraging the efficient use of land, which will be supported through the assessment, cleanup, and redevelopment of brownfield sites: CD-3. INFILL AND REDEVELOPMENT: Where compatible with surrounding uses, efficiently use urban land by facilitating infill of undeveloped properties, and redevelopment of underutilized and developed properties; and EFFICIENT USE OF EMPLOYMENT LAND: Maximize utilization of land designated for employment through more intensive new building construction, and redevelopment and intensification of existing sites.

iv) Plan for Tracking Progress towards Expected Project Goals, Outcomes, and Outputs

(a.) Anticipated Outputs: **Task 1 - Cooperative Agreement Oversight:** Quarterly Reports, Annual Reports and other Cooperative Agreement Goals & Objectives (to be determined); **Task 2 - Community Involvement:** The following will be tracked and summarized in a Final Community Involvement Report which will be included in the AWP: (1) Number of meetings held/attendance (2) Level of participation by stakeholders (3) Efforts and results in attempts to incorporate additional participants including sensitive populations (4) Number of outreach materials and increased participation (5) Media involvement and resulting effects (6) Outcomes; **Task 3 - Existing Conditions Research:** Infrastructure Improvement/Reuse Plan to be included in the AWP; **Task 4 - Brownfields Site Reuse Plan:** Environmental Conditions Report (including a study of existing zoning, ordinances, and redevelopment criteria) and a Market Research Study, which will be consolidated into a Conceptual Reuse Plan; and **Task 5 - Area-Wide Plan and Implementation Strategy:** Final Area-Wide Plan and Implementation Strategy Report.

Tracking Outputs: Progress of outputs will be tracked internally and reported in Quarterly and Annual Reports to the U.S. EPA, as well as internally to City Council and the Planning Commission.

(b.) Anticipated Outcomes: A wide-range of desired outcomes, including but not limited to: (1) Increased assessment, remediation and revitalization of catalyst and other brownfields sites in the LGEA (2) Creating jobs (3) Reducing site-specific and area-wide environmental issues (4) Reduction in traffic, flooding and other infrastructure problems (5) Improving housing and transportation choices for residents (6) Promoting a positive economic image for the LGEA (7) Overcoming other Socio-economic and health conditions.

Tracking Outcomes: The City will document, track and evaluate the following outcomes on at least a quarterly basis: (1) number of additional brownfield sites identified, (2) number of sites for which off-site risks are identified, (3) number of sites for which property title transfers are facilitated, (4) number of sites and acres of land redeveloped, (5) acres of parks or other green space created, (6) length of walking or bike trails created, (7) amount of private investment leveraged for redevelopment projects, (8) amount of other funding leveraged for redevelopment projects, (9) number of jobs created or retained associated with redevelopment projects, (10) increased property and sales tax revenue generated, and (11) increased property value associated with both existing buildings and new development. Long-term progress in addressing the socio-economic and health concerns for residents should eventually be reflected in the results of the 2020 census. However, a number of indicators will be available to monitor socio-economic and health conditions for residents on a year-to-year basis going forward. These include: (1) home-ownership rates, (2) foreclosure data, (3) property valuations, (4) vacancy rates, (5) crime statistics, and (6) certain health data such as lead poisoning test results which are available annually. Progress towards achieving outcomes and outputs will be reported to U.S. EPA via the quarterly progress reports. In addition, we project a number of comprehensive short- and long-term benefits from this project, which are detailed in Section 4.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

i) Existing Planning and Revitalization Efforts in the LGEA:

The plan for engaging the community in the implementation of the EPA BF-AWP grant will build on recent efforts to engage residents and stakeholders which were developed while updating the Vancouver *Comprehensive Plan 2011-2030* (2011) and the *LGEA Subarea Plan* (2008). The Subarea planning process included surveys of area residential property and business owners, followed by discussions with owners, both

individually and during two (2) public meetings held in 2007. Additionally, the City met with owners of residential properties along the bluff north of 5<sup>th</sup> Street to discuss concerns and address covenants regarding height, access and development, which protect these uphill properties from view obstruction and excess noise impacts. Neighborhood associations were invited to review and comment on the draft version of the Plan, which was then reviewed by the Planning Commission in public workshops during 2007 and 2008. The Plan was subsequently revised based on discussions at these workshops and public comments received before and after the workshops. The revised copy was provided to neighborhood associations prior to the final 2008 public hearing.

Using a similar approach, the City will provide the community with information about the Project and solicit and process public input regarding Project activities. The City's Economic Development Division initiated a Site Reuse and Revitalization Program (SRRP) in 2011, with primary goals of identifying potential reuse and revitalization projects; obtaining funding to initiate the assessment and redevelopment planning of prioritized sites and target areas; and forming public-private partnerships. Accordingly, the City conducted public SRRP "EPA Brownfields AWP Kick-Off Meetings" on October 23 and November 6, 2012. These meetings were designed to discuss the desired role of the community in the implementation of the AWP and solicit support for the Project through commitments of participation in community outreach efforts and the formation of a Brownfields Advisory Committee (BAC). The meetings were attended by over 20 individuals, including major LGEA business/landowners, neighborhood groups (Rose Village, DuBois Park Neighborhood, Kevanna Park Neighborhood), environmental groups, developers, residents, business/economic development groups and government partners (Clark County). The ensuing discussion confirmed the prevailing issues: infrastructure (commercial/industrial traffic, deteriorating roads, flooding, lack of sidewalks), crime, and environmental issues associated with brownfield impacted areas throughout the LGEA.

The BF AWP Grant will help facilitate the next steps in LGEA revitalization efforts by providing an implementation strategy to capitalize on both recent and future planned reinvestment to the area. Implementation strategies will identify funding mechanisms for catalyst redevelopment sites, helping spur the creation of jobs and additional amenities to the immediate neighborhoods. The high level of local participation in the planning efforts put forth by the City through the *Subarea Plan* over the past several years, as well as the recent community interest and involvement in the BF AWP grant opportunity, demonstrate the commitment of local stakeholders to work in collaboration with the City to revitalize the LGEA.

ii) Description and Role of Key Project Partners: The City has a long record of successfully working in partnership with a wide-range of community based organizations, other government entities, and other stakeholders to meet various economic development, redevelopment, and environmental challenges. Many of these partners have not only played important roles in past revitalization and planning efforts focused on the project area, but have committed to providing a wide range of support in implementing future revitalization and planning efforts. Contact information for key project partners, as well as descriptions of past and future involvement, are presented below. Support letters for each organization detailing their past roles and future commitments are presented in Attachments C and D.

**State of Washington Department of Ecology (Ecology) (John Means, Brownfields Program Planner, Toxics Cleanup Program, PO Box 47600, Olympia, WA 98507. Phone: 360-407-6000):** The City will continue its partnership with Ecology to ensure accurate inventorying, prioritization and assessment of brownfield sites, as well as compliant reuse and redevelopment planning. A letter of acknowledgement from Ecology is presented in Attachment D.

**Clark County Environmental Services (Environmental Services) (Kevin J. Gray, PE, Director, 1300 Franklin Street, Vancouver, WA 98666. Phone: 360-397-2121):** As indicated in their letter of support (Attachment D), Environmental Services will help address solid waste, flood plain and wetlands issues as they pertain to reuse and redevelopment planning of brownfields sites in the LGEA.

Community-Based Organizations: (a.) Business and Economic Development Groups:

**Columbia River Economic Development Council (CREDC); (Lisa Nisenfeld, President, 805 Broadway, Suite 412, Vancouver, WA 98660. Phone: 360-694-5006):** The CREDC is a public/private partnership with over 130 investors which has been working since 1982 to assist business relocation to and/or expansion in Clark County. CREDC has committed to: (a) serve on the BAC to provide specific input on recruiting



businesses that may have an interest in developing or investing in sites in the LGEA; and (b) helping to distribute information and other public outreach.

**Vancouver's Downtown Association (VDA) (Lee Rafferty, Executive Director, 811 Main Street, Vancouver, WA 98660. Phone: 360-258-1129):** The VDA is a nonprofit business association focused on the economic revitalization of downtown Vancouver, which has committed to serve on the BAC to represent downtown business interests and distribute information on the program to businesses and property owners.

(b.) Neighborhood Associations:

**Dubois Park Neighborhood Association (David Sacamano, Chair, Phone: 360-891-5702):** The LGEA serves as the neighborhood's southern gateway, providing commercial opportunities, employment and services to diverse neighborhood residents. Representatives participated in the LGEA Subarea Plan process, attended the Brownfields AWP Kick-Off Meeting and have committed to contributions of volunteer time for members to serve on the BAC and help to distribute information.

(c.) Environmental Groups:

**Friends of Trees (FOT) (Brighton West, Deputy Director, Vancouver, WA 98660. Phone: 503-467-2519):** FOT is a nonprofit environmental organization dedicated to bringing community members together to plant and care for city trees. FOT envisions participating in the revitalization of the LGEA through the planting of trees. FOT representatives attended the Brownfields AWP Kick-Off Meeting and have committed to: (a) serve on the BAC and represent environmental interests and (b) distribute information on the brownfields program to neighborhood residents, students and other community groups with whom they work.

**Vancouver Watersheds Alliance (Alliance) (Brendan M. Addis, Executive Board Vice-Chair, PO Box 177, Vancouver, WA 98666. Phone: 360-852-9189):** The Alliance is a nonprofit environmental organization dedicated to preserving and restoring urban greenways and local watershed health while raising public awareness through education and community networking. Members of the Alliance attended the Brownfields Kick-Off Meeting and have committed volunteer time to serve on the BAC, participate in the grant implementation process and to distribute grant related material.

(3.) Business/Landowners/Residents:

**Columbia Machine, Inc. (Winston Asai, Vice President of Finance and Chief Financial Officer, 107 Grand Boulevard, Vancouver, WA 98681. Phone: 360-694-1501):** Columbia Machine has worked with the City for many years on projects in the LGEA, including the *Subarea Plan*, Grand Central Commercial project, potential U.S. Army facility sitting project and numerous other facility improvements and expansions. A Columbia Machine representative attended the Brownfields AWP meeting in support of the City's efforts to obtain EPA funding for the revitalization of the LGEA and the company has committed to attend BAC meetings and otherwise participate in the grant implementation process.

**Hidden Brothers (2610 Kauffman Avenue, Vancouver, WA 98660. Phone: 360-696-4421):** Hidden Brothers are three descendants of the Hidden Family, residents of Vancouver since 1871, and long-time owners of several buildings in downtown Vancouver, dating to the 1800s. The family also owns a four-acre gravel pit in the LGEA (*Catalyst Site #1*); which has significant potential for brownfield redevelopment. Hidden Brothers will continue their long and successful partnership with the City. The brothers participated in the LGEA Subarea Plan, attended the Brownfields AWP meetings and support efforts to revitalize the LGEA to improve the neighborhood and boost the Vancouver economy.

**Quad Investments, LLC (115 North V Street, Vancouver, WA 98661. Phone: 360-694-1501):** Quad Investments owns >50 acres of land and industrial use buildings within the LGEA (*including Catalyst Site #2*). To date, the company has spent several hundred thousand dollars for permitted fill and grading to bring this land out of the 100 year flood plain for potential redevelopment use. The company was active in the formation of the LGEA, including the LGEA Subarea planning process. Representatives from the company attended the Brownfields AWP meetings and have committed to participation in the BAC.

**Killian Pacific (KP) (500 East Broadway Street, Suite 110, Vancouver, WA 98660. Phone: 360-567-0626):** Community-based and family-owned, KP is a local commercial real-estate development and investment company with 40 years of development experience in the region. KP worked with the City on the Grand Central redevelopment project, located on a former brownfield site in the LGEA. The award-winning, multi-building retail center incorporates pedestrian paths and plaza areas. KP representatives attended the



Brownfields AWP meetings and participated in the LGEA Subarea planning process. The company has committed to in-kind contributions of at least 20 hours per year of staff time to distribute information, prepare and attend BAC meetings and otherwise participate in the grant implementation process.

**RLD Company, Inc. (RLD) (PO Box 2778, Vancouver, WA 98668. Phone: 360-693-5160):** RLD is located in the LGEA, and provide heavy timber, log and glued laminated prefabricated structural components. RLD representatives participated in past planning efforts including the Subarea Plan and attended the Brownfields AWP meetings and have pledged to provide in-kind contributions of staff time totaling approximately \$1,300 to distribute information, prepare and attend BAC meetings and otherwise participate in the grant implementation process.

iii) **Stakeholder Coordination and Implementation Actions:** The City has led and will continue to lead the planning and revitalization efforts focused on the LGEA project area, per the strategy and plan detailed in Section 2.ii. The Brownfield Advisory Committee (BAC), key stakeholder groups and comments from the general public at public outreach meetings will play a key role in providing input and direction for the City. Ecology and Environmental Services will be involved in protecting public health and the environment, as well as in tackling flooding/flood zone and natural habitat issues.

**BAC** - The City has commitments from various stakeholders and CBOs to form a BAC, should a Brownfields grant be awarded. The BAC will meet on a predetermined schedule (10 meetings) through the life of the grant, and this will be the primary forum for exploring alternatives and making initial, community-driven decisions on plan recommendations. Meetings will be held with CBOs, government entities, adjacent property owners, neighborhood groups and identified stakeholders. Group discussions will help to identify the history of problematic properties, needs within the LGEA, redevelopment concerns, traffic issues, and the evaluation of possible planning/development scenarios and strategies.

**Public Outreach** - Public participation will be the foundation of this planning process and is woven into the schedule from start to finish. Alternatives and recommendations will be further tested and refined by inviting community members to participate in community workshops, stakeholder focus groups, a business survey, and web-based feedback opportunities. A Community Involvement Report will be completed and incorporated as a component in the final AWP.

**Goals** – As planning continues, the BAC will: 1) identify and strategize significant redevelopment opportunities in the LGEA; 2) create a shared vision for the future of the area based on the participation and opinions of area stakeholders regarding the desired utilization of brownfield sites; 3) assess City or consultant prepared market conditions within the LGEA, using both qualitative and quantitative approaches to identify business development and redevelopment opportunities; 4) prepare land use and zoning recommendations which consider market realities and include both business and residential development opportunities; 5) consider potential strategies for site design, building architecture, and streetscape improvements, which correspond with the sustainability goals outlined in the City's *Comprehensive Plan* (2011); 6) develop recommendations for the transportation network, especially improved pedestrian, bicycle, and transit options; 7) consider any needed intersection and access control improvements to better utilize redevelopment sites, such as those required at the intersection of 5<sup>th</sup> Street and Grand Boulevard, of special concern due to odd corner angles, varying street widths, and obstructed sight distances, which negatively impact area business; 8) identify utility improvements needed to support anticipated future redevelopment, especially with regard to drainage problems identified by area residents.

iv) **Community Engagement:** Following announcement of the grant award, the City will draft a press release for circulation on the City's website (<http://www.cityofvancouver.us/default.asp>) and in the local newspaper, *The Columbian*. The City will also advertise on local radio stations and local access *Clark Vancouver Television* (CVTV), to reach members of the community who have difficulty reading, those who cannot read English and those without internet service. The City will schedule at least one (1) public kick-off meeting to inform citizens and stakeholders about the Project. The City will rely on CVTV, the City website, electronic mailings, County Environmental Services and the Office of Neighborhoods staff to notify the general public of these meetings. The City has a webpage dedicated to communications with the over 60 neighborhood associations (<http://www.cityofvancouver.us/nhoods.asp>), which will be used throughout the project to communicate progress directly with those neighborhood associations unable to participate in the BAC. Public comments will be considered and incorporated into the final conceptual plan for the area. Although it is

anticipated that a majority of Project communications will be in English, the City will work with the Latino Parents Group, the Health Department and/or the Police Chiefs Diversity Advisory Committee to develop and distribute information on the brownfields program in other prevalent spoken languages. The Health Department has staff that is fluent in numerous languages and will support the City in a variety of other forms of outreach to ethnic communities as related to the brownfields program.

#### **4. COMMUNITY BENEFITS**

##### **i) Community Improvements, Clean-up and Area Revitalization:**

***Threats to human health, the environment, to the welfare of sensitive populations:*** The City expects the social and public health benefits associated with the assessment and eventual cleanup and redevelopment of LGEA brownfields to include reduced exposure of residents (and especially children and sensitive populations) to contaminants present at brownfield properties, improved groundwater quality, safer land surfaces, and better air quality. The BF-AWP supports the identification of sites that may pose a threat to human health or which are otherwise impacting public welfare.

***Stimulating economic development:*** The LGEA has significant potential as an employment and economic center. Situated near other mixed use-development and industrial areas, with good highway access and proximity to Pearson Field Airport. The BF-AWP grant project will provide an opportunity to develop a clear, systematic and strategic planning and economic development process in order to address these properties. The study will create key opportunities for economic development by removing the area's aging brownfield "stigma," which will, in turn, enhance economic competitiveness through the redevelopment of sites suitable for 21st Century growth industries.

***Facilitating use or reuse of existing infrastructure:*** Residents, business owners and employees living in this industrial employment center have identified ongoing issues with key intersections, gaps in public transportation, the absence of sidewalks and other ROW issues. Through the identification of potential areas of redevelopment, the BF-AWP grant process will help to inform the City in prioritizing improvements to address these concerns.

***Creating or preserving green space, recreational property, or other non-profit uses:*** Vancouver is committed to protecting and enhancing the environment as the City meets its other community, economic development, housing and infrastructure goals and has developed implementation policies based on "Best Available Science," as outlined in the *Critical Areas Protection Ordinance* (2005) and *Shoreline Management Program* (2007). This planning effort will enhance and support the unique characteristics of this community and neighborhood, increasing connectivity to existing nearby recreational resources, including the Fort Vancouver Historic Reserve and trails along the Columbia River.

##### **ii) Advance the HUD-DOT-EPA Partnership for Sustainable Communities Livability Principles:**

***Provide more transportation choices*** – This planning effort will include multi-modal transportation analysis with special focus on non-motorized forms of transportation and transit to improve connectivity and access throughout the community, encourage alternative transportation choices, and support and encourage development as outlined in the City's *Comprehensive Plan* (2011) and by the *Neighborhood Traffic Management Program*. Additional transportation choices will increase access to goods and services throughout the LGEA for drivers, pedestrians, bicyclists and transit riders.

***Promote equitable, affordable housing*** – The LGEA and adjacent neighborhoods provide affordable housing for many residents, including vulnerable, non-English speaking populations in both single family and multi-family structures. Vancouver, its partners and neighborhood associations are committed to advancing equitable development as illustrated in the *Creating a More Sustainable Vancouver* (2009) plan. As noted in Section 2.c.iii, the City successfully administers numerous grants, funds and loans to address potential displacement issues which can arise as a result of revitalization, and retain residents who have historically lived in the areas affected by brownfields.

***Enhance economic competitiveness*** – This study will create an action plan and implementation strategy to increase employment centers, business needs and other basic services for workers and residents in the LGEA. By removing the area's aging brownfield "stigma," redevelopment will help attract 21st Century growth industries. For instance, the City is actively working to attract green jobs in clean tech manufacturing industries, to expand upon an existing cluster of these businesses including Solar World, Vestas and ReVolt.

**Support existing communities** – The Vancouver *Comprehensive Plan* (2011) promotes development within centers and corridors with existing services, as in-fill development is generally more efficient and cost effective and can, in turn, support additional service investments, such as increased transit service. This project is focused on reinvigorating an existing community through land recycling and use of existing infrastructure. Retail development will provide much needed services to area residents.

**Coordinate policies and leverage investment** – One of the primary purposes of this planning effort is to coordinate local government, non-profit and private sector energy and resources towards a common revitalization goal for the LGEA. The City has a proven record of partnering with developers and private businesses to facilitate the redevelopment of brownfield sites (see Sections 5 and 6).

**Value communities and neighborhoods** – This planning effort will enhance and support the unique characteristics of the LGEA, carefully considering issues particular to community members, such as concerns of pedestrian access near the Washington School for the Deaf (WSD) campus, which projects increases in non-resident programs (*Subarea Plan*). Walkable features will be implemented to connect residents to new businesses which will serve their employment and business service needs, and to provide improved access to natural features such as the Historic Reserve.

## 5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

i) Previous State and Federally Funded Assistance Agreements: The City of Vancouver has not previously been awarded any U.S. EPA brownfield grants, but has been a recipient of numerous federal and State of Washington funding or assistance agreements.

**Table 4. Information on five of the City's most recent assistance agreements.**

Year	Agreement Description	Amount
2010	Economic Development Administration (EDA) Grant; Used to make roadway infrastructure improvements needed to redevelop Crescent Industrial Area; Project expected to create 750 jobs and generate \$25 million in private investment.	\$3,000,000
2011	CDBG; HUD; Program heavily utilized since 2003. Used to prepare plans for redevelopment/revitalization of brownfields; acquire sites; conduct environmental assessment; clear sites; rehab buildings; clean up contamination.	\$1,218,548
2011	Home Reinvestment Partnership Funding (HOME); HUD; Administer funds for low-income housing. Utilized funding since 2009.	\$769,978
2009	Neighborhood Stabilization Program (NSP); Washington State Department of Commerce. Purchase foreclosed property.	\$826,969
2006-Present	HUD Section 108 Loan Fund including HUD, BEDI Grant and Neighborhood Initiative Grant. Used for infrastructure, access and roads to Waterfront Development on former Boise Cascade brownfields site.	\$10,400,000

The City of Vancouver successfully managed more than \$11 million worth of funding awarded under the American Recovery and Reinvestment Act (ARRA), much of which was used for infrastructure improvements in brownfields impacted areas. The City manages these funds according to the standards and procedures as prescribed by the granting agency. The City's Department of Finance has the necessary financial controls and systems in place for the effective fiscal oversight of federal grant funds. Implementation of the grants has resulted in successful outcomes and outputs to the environment and public welfare.

ii) Programmatic Capability: The City has assembled a three (3) person project team to oversee the implementation of the Brownfields AWP project. Collectively, the team has more than 40 years' experience in the management of federal grant programs.

**Alisa Pyszka, Economic Development Division Manager, City of Vancouver**: Ms. Pyszka will serve as the project director/manager for the grant if awarded. Ms. Pyszka's current responsibilities include marketing, retention, and expansion of Vancouver's existing and targeted industries. She has been instrumental in implementing the completion of the development agreement with Columbia Waterfront, LLC to spur development of the planned \$1.3 billion Waterfront Development brownfields project (see

Section 6). Ms. Pyszka has over 13 years of experience in land use planning and development including over 10 years of private sector experience requiring significant coordination between public and private interests. She has a Master's Degree in Urban Planning from the University of Kansas and is LEED-accredited by the U.S. Green Building Council.

**Peggy Sheehan, Community Development Grants Manager, City of Vancouver:** Ms. Sheehan will assist with implementation of all phases of the project, which will assure project continuity in the event that Ms. Pyszka becomes unavailable to fulfill these duties. Ms. Sheehan's present responsibilities include administration of the City's Community Development Block Grant (CDBG) and HOME Programs. She has over 20 years of experience in working with federal grant programs targeting disadvantaged communities, in complying with federal policies and regulations, and in working in partnership with non-profit agencies, community based organizations, and businesses. Peggy has a Bachelor's Degree in Business from Eastern Oregon University.

**Sandra Towne, Planning Manager, City of Vancouver:** Ms. Towne was the project manager and one of the lead planners in developing the *Comprehensive Plan*, *Sustainability Plan*, and *LGEA Subarea Plan*. Her understanding of the complex dynamics of the LGEA and relationships with stakeholders from past projects will be important in implementing grant activities for the LGEA and targeted neighborhoods.

City staff has significant experience employing a variety of financing tools (such as Economic Development Bonds, Revenue Bonds, and state sales tax credits) in furtherance of economic and redevelopment projects.

## **6. LEVERAGING**

**Voluntary Match/In-Kind Contributions:** As documented in Section 2.ii, the City is pledging a voluntary match (a/k/a in-kind contributions from City staff) totaling **\$36,000** to assist with all phases of the AWP project. Also, as documented in the letters of support provided in **Attachments C and D**, community partners pledged additional in-kind contributions totaling an estimated **\$8,200** to assist with the community outreach activities and participate on the BAC: Columbia Machine - \$700; RLD - \$2,250; Watershed Alliance - \$1,000; Vancouver Downtown Association (VDA) - \$2,100; and Friend of Trees - \$1,000.

**Leveraging Track Record & Public/Private Commitments for Waterfront Development:** One of the most significant redevelopment projects in the City's history is the Waterfront Development project underway on brownfield sites totaling 32 acres on an approximately one-half mile section of the City's waterfront on the Columbia River. For Phases I and II of the necessary access and infrastructure improvements, the City has already secured **\$45 million in funding**, including a HUD Section 108 Loan (\$6.8 million), an EDA grant (\$3 million), and \$1.25 million in allocated City funds. A significant portion of the offsite access work has been completed as of November 2012. Per the signed *Downtown Waterfront Development Agreement* (2009), the developer has made a firm commitment to provide **\$8 million** in funding for a portion of off-site access improvements, as well as significant additional funds for "Core Park Improvements". This project is projected to result in \$1.3 billion of private investment in Vancouver's downtown, 2,500 permanent new jobs, and generate public/private investment at a ratio of 1:30.

**Additional Grants, Funds and Loans:** Vancouver will pursue the following additional grants, funds, and loans (as needed) to leverage the resources provided by the EPA Brownfields AWP Grant and support infrastructure improvements and remedial actions in the LGEA: Ecology manages brownfields cleanups in Washington under MTCA and administers grants, funds and loans via the Hazardous Substance Tax which was passed by voter initiative, and has generated as much as \$120 million/year brownfields redevelopment; Washington State Department of Commerce administers a brownfields RLF to support remedial actions and redevelopment of brownfields sites in the State of Washington, as well as infrastructure improvements in employment centers; EPA Brownfields Community-Wide Assessment Grants, Cleanup Grants and Targeted Brownfields Assessments (TBAs) will be pursued as needed; and the City will pursue additional grants available through the Washington State Department of Transportation related to traffic and mode improvements.

**General City Funds:** Have been used by the City in the past to pay for demolition, cleanup, and infrastructure improvements required for brownfields redevelopment projects. It is anticipated that the City will make strategic use of these and other potential funding sources as necessary to complete environmental assessment, cleanup, and other activities as needed to ensure the successful revitalization of catalyst brownfields sites in the LGEA.

Attachment A: Threshold Criteria Worksheet and Map



## ATTACHMENT A

### THRESHOLD CRITERIA FOR BROWNFIELDS PLANNING GRANTS

#### 1. Applicant eligibility

The City of Vancouver, Washington is a “general purpose unit of local government” as that term is defined in 40 CFR Part 31 and is therefore eligible to receive U.S. EPA funds for Brownfields Planning.

#### 2. Location of proposed BF AWP project area:

- a. The proposed BF AWP project is focused on the Lower Grand Employment Area (LGEA), a 173-acre aging industrial area. The LGEA is located approximately one (1) mile east of downtown Vancouver and I-5, and approximately 0.5 miles north of the Columbia River. The LGEA has an irregular shape. Its western border is the Pearson Field Airport, and its southern border is State Road (S.R.) 14/Burlington North Sante Fe (BNSF) railroad corridor. Its eastern border is South Blandford Drive. From the intersection of South Blandford Drive and East 5th Street, its northern border extends west to approximately Martin Avenue, heads north to include the Washington School of the Deaf, then west along East 6th Street, south along X Street where it connects back to East 5th Street, then west to the intersection with V Street where it terminates at vacant lands in the northeast corner of the airport..
- b. See Attached Figure.

#### 3. Identify the specific catalyst, high priority brownfield site(s) within the proposed BF AWP project area around which your project will focus:

##### SITE 1

##### a. **Basic Brownfields Site Information:**

Name of Site: Vacant Former Gravel Pit (Mine-scarred Land)

Site Address: Located north of the intersection of North Grand Boulevard and East 5th Street, Vancouver, WA 98661

Current Owner: Gravel Pit, LLC

Acres: 3.8 acres

Parcel ID: 30853000 and 30842000

This site is a vacant former gravel pit located at a gateway intersection in the north central portion of the LGEA.

##### b. **Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered

into by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

**c. Type of Contaminations, or Potential Contamination, at the site:**

Hazardous Substances: Historic site use as a gravel pit dates back 100 years, and miscellaneous debris appears to be scattered across the surface of the site. A wide variety of potential hazardous substances could be present. In addition, there is potential for undocumented historic fill materials to be present that may be contaminated with hazardous substances. Petroleum impacts may be present, but are not expected to be the predominant contaminant of concern. No record of previous environmental site assessment activities were identified for this property.

**d. (If applicable) Date of the EPA's prior determination:** Not applicable.

**SITE 2**

**a. Basic Brownfields Site Information:**

Name of Site: Undeveloped Former Flood Plain (Historic Fill)  
Site Address: 4001 and 4101 East 5<sup>th</sup> Street, Vancouver, WA 98661  
Current Owner: Quad Investments, LLC  
Acres: ~30 acres  
Parcel ID: 30862025, 30862020, 30862005, 37521000, 37916991, 37916991, 37916965, 986027351 and 37916969  
Status: Undeveloped/vacant  
The property consists of previously filled wetlands on the east side of the LGEA.

**b. Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

**c. Type of Contamination, or Potential Contamination, at the site:**

Hazardous Substances: The majority of contaminants at this site are anticipated to be general hazardous substances related to undocumented historic fill materials. In addition, PCE impacts may be present in groundwater due to a regional aquifer issue. Petroleum impacts may be present, but are not expected to be the predominant contaminant of concern. No record of previous environmental site assessment activities were identified for this property.

- d. **(If applicable) Date of the EPA's prior determination:** Not applicable.

### **SITE 3**

**a. Basic Brownfields Site Information:**

Name of Site: Open Storage Lot on Y Street  
Site Address: 300 Y Street, Vancouver, WA 98661  
Current Owner: Walter Neth  
Acres: 2.43  
Parcel ID: 33816000, 33819000, 33823000, and 33813000  
Status: Underutilized, Blight

The site is zoned IL and is located north of and adjacent to the FHC site. The site is privately owned and is used as an open storage lot for construction materials, equipment and miscellaneous supplies.

**b. Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

**c. Type of Contamination, or Potential Contamination, at the site:**

Hazardous Substances: The majority of contaminants at this site are anticipated to be general hazardous substances related to historic/current activities. Area-wide historic fill and PCE impacted groundwater may also be present beneath the site. Petroleum impacts may be present, but are not expected to be the predominant contaminant of concern. No record of previous environmental site assessment activities were identified for this property.

- d. **(If applicable) Date of the EPA's prior determination:** Not applicable.

### **SITE 4**

**a. Basic Brownfields Site Information:**

Name of Site: Precision Axles Inc.  
Site Address: 351 Grand Boulevard, Vancouver, WA 98661  
Current Owner: G F Webb Inc.  
Acres: 1.1  
Parcel ID: 31068000, 31070000, 31069000, and 31051000  
Status: Underutilized, Blight

The site is zoned IL and is located in a highly visible area. The site is privately owned and is used as an open storage lot for construction materials, equipment and miscellaneous supplies. Revitalization of this property could improve the overall image of the area.

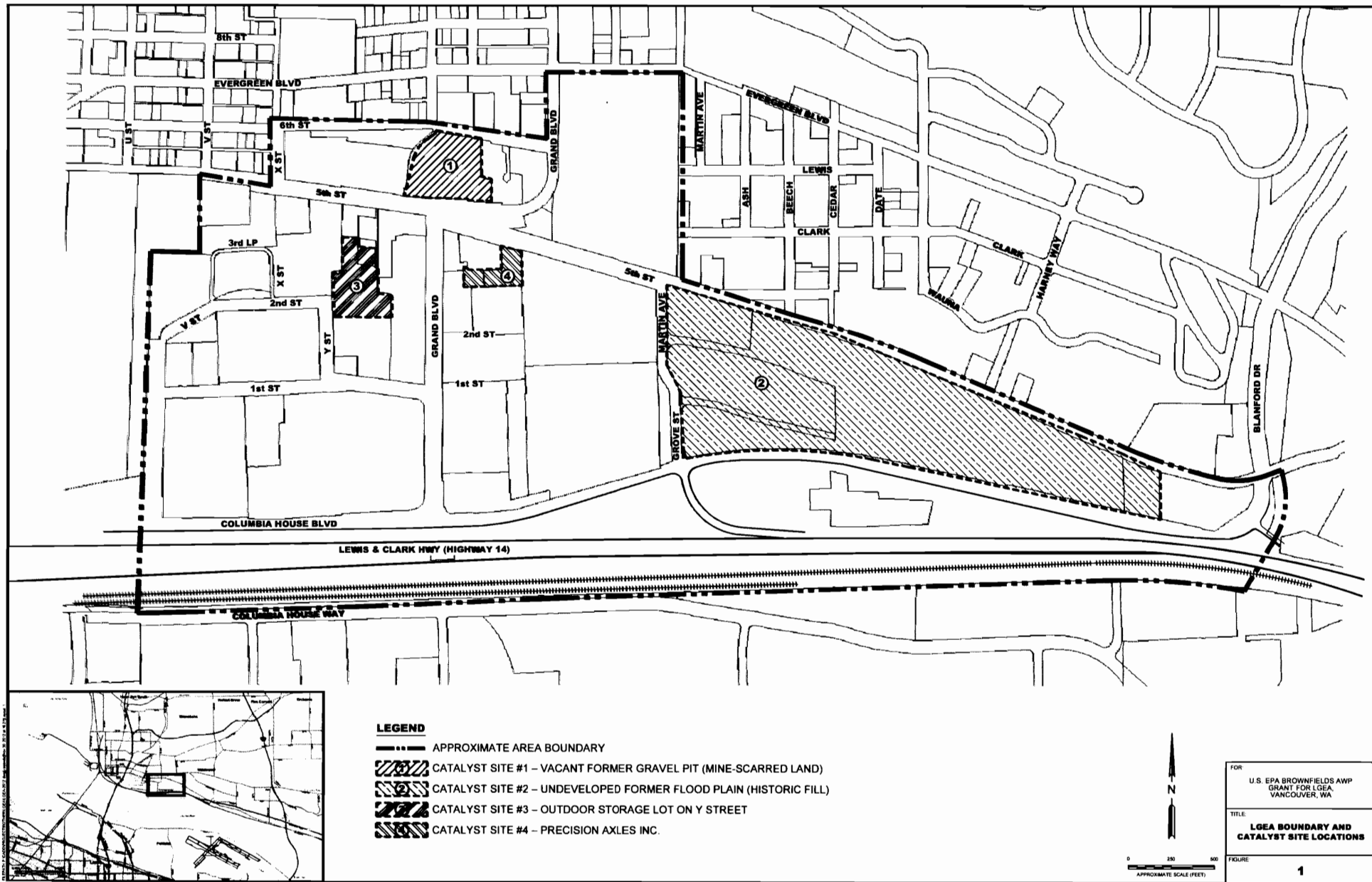
**b. Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

**c. Type of Contamination, or Potential Contamination, at the site:**

Hazardous Substances: This site was listed in the environmental databases as a hazardous waste generator. Due to the historic/current site use, a wide variety of hazardous substances could be present. Once again area-wide impacts from PCE as well as impacted historic fill materials may be present at this site. Petroleum impacts may be present, but are not expected to be the predominant contaminant of concern. No record of previous environmental site assessment activities were identified for this property.

**d. (If applicable) Date of the EPA's prior determination:** Not applicable.





## Attachment B: Project Milestone Schedule

## USEPA Brownfields Area-Wide Planning Pilot Project Milestones Schedule

[illegible]

Attachment C: Letter of Support Meeting Threshold Criterion 5



November 18th, 2012

Mr. Eric Holmes  
City Manager  
City of Vancouver  
Post Office Box 1995  
415 West 6<sup>th</sup> Street  
Vancouver, WA 98668

Dear Mr. Holmes:

Vancouver Watersheds Alliance is writing this letter in support of the City of Vancouver's efforts to obtain a U.S. EPA Area-Wide Planning grant during the FY2013 grant competition to support the area-wide revitalization of the Lower Grand Employment Area located in the City of Vancouver.

Vancouver Watersheds Alliance has provided numerous opportunities for various levels of community involvement in the mission of creating a sustainable, healthy, livable city. Formed by support of the city in 2008 the Vancouver Watersheds Alliance gained its official non-profit status in 2010 to expand upon its abilities to serve the community. A key element to the organizations work has been supporting the city in its efforts to preserve and restore urban greenways and local watershed health while raising public awareness through education and community networking.

Vancouver Watersheds Alliance has previously, and continues, to work with the City to expand upon the Burnt Bridge Creek Greenway projects with volunteer plantings, active public awareness campaigns, and long term networking to draw sustainable community support. Vancouver Watersheds Alliance actively engages the community with multiple programs, events, and projects that foster and maintain stewardship from private citizens, businesses, and community leaders. The goal of our mission is nurturing meaningful support from the community on efforts to create and protect a healthy, viable, sustainable community and natural environment. We are eager to contribute towards any efforts that also aim to improve our urban places and natural spaces.

To date, we have had discussions with the City regarding the area-wide planning grants, have reviewed the EPA fact sheets and are familiar with the City's intended uses of the grant funding to revitalize this important employment center. In addition, we supported the City's area-wide planning efforts for the Lower Grand Employment Area by attending the Community Engagement Kick-Off Meeting held on November 6, 2012.

We are excited to partner with the City to help guide this important initiative. If the City is successful in securing the U.S. EPA grant, the Vancouver Watersheds Alliance pledges to assist the City with successful implementation in several ways:

- Relevant information on the grant program can be distributed through our own networks of community partners, website notifications, public outreach, and member notifications.
- One or more members of the Vancouver Watersheds Alliance will agree to participate in an advisory committee. It is our understanding that the City intends to host advisory committee meetings a couple times per year over the two year grant period, for a total of at least four meetings.



- Our In-kind contributions are conservatively estimated at 10 hours per year of staff time to distribute information, prepare and attend the brownfield advisory committee meetings and otherwise participate in the grant implementation process. With an estimate of \$50/hour, and over the two year grant period, this amounts to an estimated contribution value of  $(10 \times 50 \times 2) = \$1000$ .

Vancouver Watersheds Alliance looks forward to continuing our long and successful partnership with the City in revitalizing and transforming our neighborhoods and economy towards a sustainable and long lasting legacy for Vancouver. We look forward to working with you on this, and future projects.

Sincerely,

*Brendan M. Addis*  
*Executive Board Vice-Chair*  
*Vancouver Watersheds Alliance*  
*brendanaddis@comcast.net*



Attachment D: Additional Letters of Support



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

November 15, 2012

Ms. Deborah Burgess, Brownfields Coordinator  
U.S. Environmental Protection Agency  
Washington Operations  
300 Desmond Drive, Suite 102  
Lacey, WA 98503

Dear Ms. Burgess:

I understand that the City of Vancouver (City) will submit an application for two Community-Wide Brownfields Assessment Grants and one Area-wide Planning Grant under the Environmental Protection Agency's (EPA) Fiscal Year 2013 Brownfields Program. The application will contain submission for one Petroleum Brownfields Assessment Grant (\$200,000) and one Hazardous Substances Brownfield Assessment Grant (\$200,000) and the Area-wide Planning Grant. A requirement for this application is that the Department of Ecology (Ecology) will provide EPA with a letter acknowledging we are aware the applicant plans to conduct assessment activities.

Ms. Peggy Sheehan, representing the City, informed Ecology of plans to apply for these federal funds to conduct brownfield assessment activities. Ecology understands the City is applying to EPA for one Community-Wide Assessment grant so they have the flexibility to address sites as they are identified.

The Ecology point of contact for this project is Rebecca Lawson of our Southwest Regional Office. Her telephone number is (360) 407-6241.

Sincerely,

John Means  
Brownfields Program Planner  
Toxics Cleanup Program

cc: Peggy Sheehan, City of Vancouver  
Rebecca Lawson, Ecology  
Diane Singer, Ecology  
Jessica Brandt, Ecology



proud past, promising future

CLARK COUNTY  
WASHINGTON

November 19, 2012

Mr. Eric Holmes  
City Manager  
City of Vancouver  
Post Office Box 1995  
415 West 6<sup>th</sup> Street  
Vancouver, WA 98668

Dear Mr. Holmes:

I am writing in support of the City of Vancouver's efforts to obtain a U.S. EPA Area-Wide Planning grant during the FY2013 competition to support the area-wide revitalization of the Lower Grand Employment Area located in the City of Vancouver.

Clark County Department of Environmental Services' mission is to strategically protect and enhance the natural environment in the county.

The county supports good planning that results in both environmental benefits and business development. Redevelopment of the Lower Grand Employment Area in a sustainable manner will help illustrate the benefits of some of our goals, such as increasing the use of low-impact development stormwater management, in our local community.

I look forward to continuing our long and successful partnership with the city in protecting our natural resources and revitalizing our neighborhoods and economy. Please call me at (360) 397-2121, extension 5358 if you have questions.

Sincerely,

Kevin J. Gray P.E.  
Environmental Services Director

November 20, 2012

Mr. Eric Holmes  
City Manager  
City of Vancouver  
Post Office Box 1995  
415 West 6<sup>th</sup> Street  
Vancouver, WA 98668

Dear Mr. Holmes:

The Columbia River Economic Development Council (CREDC) is writing in support of the city of Vancouver's efforts to obtain U.S. EPA Brownfields Community-Wide Assessment grants and an Area-Wide Planning grant during the FY2013 grant competition to support inventory/prioritization, assessment and remedial action/redevelopment planning, including a focus on the area-wide revitalization of the Lower Grand Employment Area located in the city of Vancouver.

The CREDC has undertaken an in-depth review of developable sites in the region and has found that some of them may have perceived or real contamination challenges that will forestall development. This funding would provide us all with better information about what it will take to develop these sites for jobs. Unemployment in southwestern Washington continues to be above 10% and we lack ready-sites for immediate development. Therefore, it is urgent we work together to bring more properties to the required level of environmental standards and do so in an efficient manner. This grant would be part of that equation.

To date, we have had discussions with the City regarding the EPA grants, reviewed the EPA fact sheets, and are familiar with the City's intended uses of the grant funding. In addition, we supported the City's Site Reuse and Revitalization efforts by attending the Community Engagement Kick-Off Meeting held in October.

We look forward to supporting the City of Vancouver in its redevelopment efforts that will ultimately result in jobs for more local residents. Specifically, we will support the project by having a representative serve on the City's brownfields advisory committee. It is anticipated that this individual will take a leading role in providing input related to recruiting businesses that may have an interest in developing or investing in sites targeted for assessment. We will also assist with distributing information on the brownfields program to the business community through posting of information on our website. Finally, we will assist with other outreach activities, especially those targeting the business community.

The CREDC looks forward to continuing our partnership with the City in revitalizing our neighborhoods and the local economy.

Sincerely,



Lisa Nisenfeld  
President



November 9, 2012

Mr. Eric Holmes  
City Manager  
City of Vancouver  
Post Office Box 1995  
415 West 6<sup>th</sup> Street  
Vancouver, WA 98668

Dear Mr. Eric Holmes:

*Vancouver's Downtown Association* is writing this letter in support of the City of Vancouver's efforts to obtain a U.S. EPA Area-Wide Planning grant during the FY2013 grant competition to support the area-wide revitalization of the Lower Grand Employment Area located in the City of Vancouver.

*Vancouver's Downtown Association* is a nonprofit laser focused on the energizing of our central downtown district. Our mission is to help create *\*that place\** that people just love to enjoy. Attracting more businesses (and their employees), residents, and events are our goals. The net result of all of this organic change will be a downtown that is a stronger economic driver for our region. More jobs equates to more opportunity for residents, more traffic for our downtown businesses, and a more well-rounded community.

To date, we have had discussions with the City regarding the area-wide planning grants, have reviewed the EPA fact sheets and are familiar with the City's intended uses of the grant funding to revitalize this important employment center. In addition, we supported the City's area-wide planning efforts for the Lower Grand Employment Area by attending the Community Engagement Kick-Off Meeting held on November 6, 2012.

We are excited to partner with the City to help guide this important initiative. If the City is successful in securing the U.S. EPA grant, the *Vancouver's Downtown Association* pledges to assist the City with successful implementation in several ways:

- Relevant information on the grant program can be distributed through *our website*.
- One or more members of the *Vancouver's Downtown Association* will agree to participate in an advisory committee. It is our understanding that the City intends to host advisory committee meetings a couple times per year over the two year grant period, for a total of at least four meetings.

- Our in-kind contributions are conservatively estimated at 20 hours per year of staff time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process. With an estimate of \$35/hour, and over the two year grant period, this amounts to an estimated contribution value of  $(10 \times 35 \times 2) = \$2,100$ .

*Vancouver's Downtown Association* looks forward to continuing our long and successful partnership with the City in revitalizing and transforming our neighborhoods and economy. Our downtown has a rich history and exciting future. Sometimes, former uses can be in conflict with current and future needs and visions. Aligning those for the betterment and opportunity of our modern downtown and its surrounds is smart business. We are excited to help be a part of maximizing our City's chances to enjoy the help that these grant funds would provide.

Sincerely,



Lee Rafferty

Executive Director

On behalf of the Board of Directors of Vancouver's Downtown Association



November 13, 2012

Mr. Eric Holmes  
City Manager  
City of Vancouver  
Post Office Box 1995  
415 West 6<sup>th</sup> Street  
Vancouver, WA 98668

Dear Mr. Holmes:

Friends of Trees is writing this letter in support of the City of Vancouver's efforts to obtain a U.S. EPA Area-Wide Planning grant during the FY2013 grant competition to support the area-wide revitalization of the Lower Grand Employment Area located in the City of Vancouver.

Friends of Trees has been planting trees in Vancouver for nearly 10 years. We work closely with the City Urban Forester to bring community members together to plant and care for city trees. We have planted numerous trees in Hudson's Bay, the neighborhood directly north of the Lower Grand Employment Area.

Friends of Trees works with property owners, students and community groups throughout Vancouver. Our plantings are run by community volunteers and the planting is done by community volunteers.

To date, we have had discussions with the City regarding the area-wide planning grants, have reviewed the EPA fact sheets and are familiar with the City's intended uses of the grant funding to revitalize this important employment center.

We are excited to partner with the City to help guide this important initiative. If the City is successful in securing the U.S. EPA grant, the Friends of Trees pledges to assist the City with successful implementation in several ways:

- Relevant information on the grant program can be distributed through social media, blog posts and the opportunity for city officials to speak at our plantings.
- One or more members of the Friends of Trees will agree to participate in an advisory committee. It is our understanding that the City intends to host advisory committee meetings a couple times per year over the two year grant period, for a total of at least four meetings.
- Our in-kind contributions are conservatively estimated at 10 hours per year of staff time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process. With an estimate of \$50/hour, and over the two year grant period, this amounts to an estimated contribution value of  $(10 \times 50 \times 2) = \$1000$ .

Friends of Trees looks forward to continuing our long and successful partnership with the City in revitalizing and transforming our neighborhoods and economy.

Sincerely,

Brighton West  
Deputy Director  
503-467-2519

3117 NE ML King Jr Blvd  
Portland, OR 97212  
Tel 503-282-8846

338 W 11th Ave, Ste 103  
Eugene, OR 97401  
Tel 541-632-3683

FriendsofTrees.org  
Fax 503-282-9471

Friends of Trees is a  
501(c)3 nonprofit  
IRS number 93-0999999



November 26, 2012

Mr. Eric Holmes  
City Manager  
City of Vancouver  
Post Office Box 1995  
415 West 6<sup>th</sup> Street  
Vancouver, WA 98668

Dear Mr. Holmes:

The Dubois Park Neighborhood Association is writing this letter in support of the City of Vancouver's efforts to obtain U.S. EPA Brownfields Community-Wide Assessment Grants and an Area-Wide Planning grant during the FY2013 grant competition to support inventory/prioritization, assessment and remedial action/redevelopment planning, including a focus on the area-wide revitalization of the Lower Grand Employment Area located in the City of Vancouver.

The Dubois Park Neighborhood Association was established by the residents of the Dubois Park neighborhood to unite common interests and promote the well-being of the neighborhood and its residents. With mature landscaping and views of the Columbia River, this unique neighborhood values its proximity to highways, downtown Vancouver, open space and recreation, and urban amenities. The neighborhood also values its positive relationships with the Vancouver School District, nearby schools, adjacent businesses and neighborhoods. The Lower Grand Employment Area serves as the neighborhood's southern gateway and provides commercial opportunities, employment, and services to diverse neighborhood residents.

The Dubois Park Neighborhood Association has collaborated with the City on previous planning efforts. Our Neighborhood Action Plan prioritizes roadway and safety enhancements along local streets for pedestrians, bicyclists, and automobile traffic. Our neighborhood, along with three adjacent central Vancouver associations, recently completed a project with the City to develop a vision plan for MacArthur Boulevard to improve corridor multimodal connectivity, safety, and access. Our residents are particularly interested in potential future traffic impacts resulting from increased commerce and business activities in the Lower Grand Employment Area. Our neighborhood is concerned about preserving and enhancing the character of the neighborhood, its thoroughfares, and quality of life.

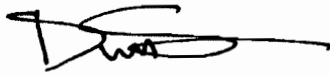
To date, we have had discussions with the City regarding the EPA grants, have reviewed the EPA fact sheets and are familiar with the City's intended uses of the grant funding. In addition, we attended the Community Engagement Kick-Off Meeting held on November 6, 2012.

We are excited to partner with the City to help guide this important initiative. If the City is successful in securing one or more U.S. EPA grants, the Dubois Park Neighborhood Association pledges to assist the City with successful implementation in several ways:

- Relevant information on the grant program can be shared with neighborhood members at our regularly scheduled association meetings and distributed through notices in our newsletter.
- One or more members of the Dubois Park Neighborhood Association will agree to participate in a brownfield advisory committee. It is our understanding that the City intends to host brownfields advisory committee meetings at a minimum of two times per year over the 2-3 year grant period.
- Our in-kind contributions are conservatively estimated at 20 hours per year of volunteer time to distribute information, attend planning and brownfields advisory committee meetings and otherwise participate in the grant implementation process. With an estimate of \$35/hour, and over the three year grant period, this amounts to an estimated contribution value of  $(20 \times 35 \times 3) = \$2,100$ .

We support the City's efforts to pursue planning grants for the Lower Grand Employment Area. The Dubois Park Neighborhood Association looks forward to continuing our long and successful partnership with the City in revitalizing and transforming our neighborhoods and economy.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Sacamano', with a long horizontal flourish extending to the right.

David Sacamano, Chair  
Dubois Park Neighborhood Association  
360-891-5702

# RLD Company, Inc.

PO Box 2778 Vancouver, Washington 98668 – Ph: (360) 693-5160

Fax: (360) 693-8266

Mr. Eric Holmes  
City Manager  
City of Vancouver  
Post Office Box 1995  
415 West 6<sup>th</sup> Street  
Vancouver, WA 98668

November 24, 2012

Dear Mr. Holmes:

The *RLD Company, Inc.*, is writing this letter in support of the City of Vancouver's efforts to obtain a U.S. EPA Area-Wide Planning grant during the FY2013 grant competition to support the area-wide revitalization of the Lower Grand Employment Area located in the City of Vancouver.

The *RLD Company, Inc.* provides heavy timber, log and glued laminated prefabricated structural components. Our mission is to facilitate the construction of exposed heavy timber structures by prefabricating as much of the components as possible at our facility and then delivery the "ready-to-install" timber, log and glulam elements to the jobsite.

To date, we have had discussions with the City regarding the area-wide planning grants, have reviewed the EPA fact sheets and are familiar with the City's intended uses of the grant funding to revitalize this important employment center. In addition, we supported the City's area-wide planning efforts for the Lower Grand Employment Area by attending the Community Engagement Kick-Off Meeting held on November 6, 2012.

We are excited to partner with the City to help guide this important initiative. If the City is successful in securing the U.S. EPA grant, the *RLD Company, Inc.*, pledges to assist the City with successful implementation in several ways:

- Relevant information on the grant program can be distributed through our website.
- One or more members of the *RLD Company, Inc.*, will agree to participate in an advisory committee. It is our understanding that the City intends to host advisory committee meetings a couple times per year over the two year grant period, for a total of at least four meetings.
- Our in-kind contributions are conservatively estimated at 10 hours per year of staff time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process. With an estimate of \$65/hour, and over the two year grant period, this amounts to an estimated contribution value of  $(10 \times 65 \times 2) = \$1,300$ .

*RLD Company, Inc.* looks forward to continuing our long and successful partnership with the City in revitalizing and transforming our neighborhoods and economy.

Sincerely,



Paul Donahue  
President, *RLD Company, Inc.*  
360 693 5160

# KILLIAN PACIFIC

November 26, 2012

Mr. Eric Holmes  
City of Vancouver  
Post Office Box 1995  
415 West 6<sup>th</sup> Street  
Vancouver, WA 98668

Dear Mr. Holmes:

Killian Pacific, LLC is writing this letter in support of the City of Vancouver's efforts to obtain a U.S. EPA Area-Wide Planning grant during the FY2013 grant competition to support the area-wide revitalization of the Lower Grand Employment Area located in the City of Vancouver.

Community-based and family-owned, Killian Pacific is a local commercial real-estate development and investment company located in Vancouver, WA. With over 40 years of development experience in Oregon and Southwest Washington, we are committed to the long-term prosperity of this region.

Killian Pacific worked with the City of Vancouver on a large redevelopment project in the Lower Grand Employment Area located at Grand Blvd. and Columbia House Blvd. Previously a defunct industrial site, Grand Central is one of the crowning jewels in the recent improvements that have happened in and around downtown Vancouver. The multi-building retail center creates a village-like atmosphere by incorporating pedestrian paths, plaza areas, and quality materials nodding to the sites industrial past. Grand Central has received numerous awards of recognition.

To date, we have had discussions with the City regarding the area-wide planning grants, have reviewed the EPA fact sheets and are familiar with the City's intended uses of the grant funding to revitalize this important employment center. In addition, we supported the City's area-wide planning efforts for the Lower Grand Employment Area by attending the Community Engagement Kick-Off Meeting held on November 6, 2012.

We are excited to partner with the City to help guide this important initiative. If the City is successful in securing the U.S. EPA grant, Killian Pacific pledges to assist the City with successful implementation in several ways:

- One or more members of the Killian Pacific will agree to participate in an advisory committee. It is our understanding that the City intends to host advisory committee meetings a couple of times per year over the two year grant period, for a total of at least four meetings.
- Our in-kind contributions are conservatively estimated at 20 hours per year of staff time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process.

Killian Pacific looks forward to continuing our long and successful partnership with the City in revitalizing and transforming our neighborhoods and economy.

Sincerely,



Lance E. Killian  
President

# HIDDEN BROTHERS

2610 Kauffman Ave.  
Vancouver, WA  
98660

PHONE: (360) 696-4421  
FAX: (360) 696-4423  
EMAIL: [ohidden@iinet.com](mailto:ohidden@iinet.com)

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November 20, 2012

Ms. Alisa Pyszka  
Economic Development Division Manager  
City of Vancouver  
P.O. Box 1995  
415 W. 6<sup>th</sup> Street  
Vancouver, WA 98668

Dear Ms. Pyszka:

Hidden Brothers consists of three sons of the Hidden Family that has lived in Vancouver since 1871. We are long time owners of buildings in downtown Vancouver. Some of which were built in the 1800's.

Hidden Brothers owns the gravel pit north of 5<sup>th</sup> and Grand Avenue which is approximately four acres. This area is zoned R30 and would allow about hundred and fifty apartment units with the right design.

We fully support the city's efforts to improve the intersection and the entire Lower Grand Employment Area.

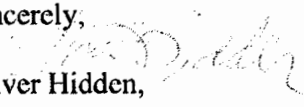
We are excited to see this area improve and hope to be able to develop apartments on the site. In the November 2008 sub area plan this site is listed as the former gravel pit in area #3.

We have been waiting all our live to develop this site. Up until the mid 90's there was an old big house one block south of 5<sup>th</sup> street occupied by a large motorcycle gang coming and going all the time and old vehicles covering two or three acres. Also, rumors of drug dealing. Finally some how the house burned down and thankfully they left. This was a large part of why we did not develop the land in the 70's and 80's.

Now with the area starting to improve it seems a good time to develop these four acres into apartment units.

Hidden Brothers' looks forward to continuing our long and successful partnership with the city of Vancouver in revitalizing transforming our neighborhoods and economy. We support the city and want nothing more than to see our city and its citizens thrive.

Sincerely,

  
Oliver Hidden,

November 7, 2012

Ms. Alisa Pyszka  
Economic Development Division Manager  
City of Vancouver  
P.O. Box 1995  
415 West 6<sup>th</sup> Street  
Vancouver, WA 98668

Dear Ms. Pyszka:

Columbia Machine, Inc. is writing this letter in support of the City of Vancouver's efforts to obtain a U.S. EPA Area-Wide Planning grant during the FY 2013 grant competition to support the area-wide revitalization of the Lower Grand Employment Area (LGEA) located in the City of Vancouver.

Columbia Machine, Inc. is a 75 year old, privately held company which designs and manufactures equipment for the Concrete Products Industry worldwide, and for both conventional and robotic palletizing equipment. Our products are highly engineered and highly automated, are highly regarded around the world, and we have shipped our products to over a 100 countries worldwide.

We own and/or lease over 300,000 square feet of office and manufacturing space in the LGEA and we employ over 400 employees, with over 350 employees specifically in the LGEA area. Our Mission Statement is as follows:

- We are committed to recognized leadership in serving targeted segments of the Concrete Products, Material Handling and Manufacturing Services Industries.
- We will "always" see our business through "the eyes of our customers," and provide them with superior solutions through innovation, quality, reliability and continuous improvement.
- We will leverage the expertise, product knowledge and technology of our business units to better serve our current and future customers.
- Our core competencies will be Marketing, Product Development, Manufacturing Technology and Customer Service.
- We value safety, integrity, trust, fairness, professionalism and teamwork in relationships with our customers, employees, business partners, suppliers and shareholders.
- We respect our legacy and reputation within our communities and global markets.

Ms. Alisa Pyszcka - LGEA  
Page 2 of 3 – November 7, 2012

Mission Statement (continued)

- We strongly encourage personal growth and the involvement of all employees in achieving Company goals.
- We will secure our future through strategic investments and profitable growth.

Columbia Machine has worked with the City of Vancouver for many years on such projects as the Grand Central Commercial project, permitting for new buildings at our facility (sandblast and prime facility), potential U.S. Army facility siting project, and numerous smaller projects; e.g. facility improvements and expansions, all within the LGEA area. We are also members of the City of Vancouver's Business Leadership Advisory Council.

To date, we have had discussions with the City regarding the area-wide planning grants, have reviewed the EPA fact sheets and are familiar with the City's intended uses of the grant funding, including traffic studies, potential infrastructure improvements, and market studies for current undeveloped properties and/or unleased facilities. In addition, we plan to support the City's area-wide planning efforts for the Lower Grand Employment Area and recently attended the Community Engagement Kick-off Meeting that was held on November 6, 2012.

We are excited to partner with the City to help guide this important initiative. If the City is successful in securing the U.S. EPA grant, Columbia Machine pledges to assist the City with successful implementation in several ways:

- Relevant information on the grant program can be distributed through internal notices; e.g. newsletter, e-mails, etc.
- One or more members of Columbia Machine will agree to participate in an advisory committee. It is our understanding that the City intends to host advisory committee meetings a couple times per year over the two year grant period, for a total of at least four meetings.
- Our in-kind contributions are conservatively estimated at 10 hours per year of staff time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process. With an estimate of \$35 / hour, and over the two year grant period, this amounts to an estimated contribution value of approximately \$700.



Ms. Alisa Pyszcka - LGEA  
Page 3 of 3 -- November 7, 2012

Columbia Machine looks forward to continuing our long and successful partnership with the City in revitalizing and transforming our neighborhood and economy.

If you have any questions, or wish to discuss this matter further, please feel free to contact me at any time via the contact information noted below.

Regards,

*Winston Asai*

Winston Asai  
Vice President -- Finance and Chief Financial Officer  
Telephone (360) 694.1501  
e-mail [winasa@colmac.com](mailto:winasa@colmac.com)

November 13, 2012

Ms. Alisa Pyszka  
Economic Development Division Manager  
City of Vancouver  
Post Office Box 1995  
415 West 6<sup>th</sup> Street  
Vancouver, WA 98668

Dear Ms. Pyszka,

The members of Quad Investments, LLC are writing this letter in support of the City of Vancouver obtaining a U.S.EPA area-wide Planning grant during the FY2013 grant competition to support the area wide revitalization of the Lower Grand Employment Area located in the City of Vancouver.

Quad Investments, LLC owns 35 acres of land that is ready for construction and a couple of existing industrial use buildings within this Lower Grand Employment Area. When lease rates recover, we envision either selling some raw land to a developer or constructing build-to-suit buildings for long term lease. To date we have already spent several hundred thousand dollars for permitted fill and grading to bring this light industrial land out of the 100 year flood plain.

We have had discussions with the City of Vancouver regarding the area-wide planning grants, have reviewed the EPA fact sheets and are familiar with Vancouver's intended uses of the grant funding. We would find it hugely beneficial, if they use the money from traffic studies. We sent a representative to the community Engagement Kick-off Meeting held on November 6<sup>th</sup> of 2012 and it does appear that traffic studies are one of the proposed uses of the EPA Grant in this Lower Grand Employment area.

Should the City of Vancouver be successful in securing the U.S. EPA grant, Quad Investments, LLC pledges to assist the City of Vancouver with successful implementation. One member of the LLC or a designated employee of Quad Investments, LLC will be willing to participate in all of the planned city advisory committee meetings during the two year grant period.

Quad Investments, LLC was active in the formation of the Lower Grand Employment Area, discussing its unique character at various staff meetings over the past four years, and we intend to be a successful partner with the City of Vancouver in transforming & developing the neighborhood. We can be reached at 360-694-1501 Extension 426.

Sincerely,

Quad Investments, LLC members:

Dorothy Osadchuk, Fred Neth Jr., Carol Goode

*Dorothy Osadchuk*  
*Carol Goode*  
*Fred Neth Jr.*

Attachment E: Other Factors Checklist

### Other Factors Checklist

Name of Applicant: City of Vancouver, Washington - Lower Grand Employment Area (LGEA)

Please identify with an **X** any of the items below which may apply to your proposed BF AWP project area as described in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to your proposal as applicable; otherwise, this information may not be considered in the grant selection process.

- ☒ Applicant's proposed BF AWP project is in an urban area, where the population of the overall community is 100,000 or more
- ☐ Applicant's proposed BF AWP project is in a rural area, where the population of the overall community is 20,000 or less and is not located in a Metropolitan Statistical Area
- ☐ Applicant is, or applicant will assist, a federally recognized Indian Tribe or an entity from a United States Territory
- ☐ Applicant proposes to serve an area designated as a federal, state or local Empowerment Zone or Renewal Community. To be considered, **applicant must attach documentation** which demonstrates this current designation.
- ☒ Applicant's proposed BF AWP project area has been affected by recent (2005 or later) natural disaster(s). To be considered, **applicant must identify here** the timeframe and type of natural disaster(s) that occurred: *Vancouver (Clark County) has had three federally declared natural disasters since 2005 including severe storms in December 2008-January 2009 (DR-1825), severe storms resulting in landslides and mudslides on December 14-15, 2006 (DR-1682), and severe storms with flooding, landslides, and mudslides on November 2-11, 2006 (DR-1671).*
- ☒ Applicant's proposed BF AWP project area contains recent (2007 or later) industry plant closures or other significant economic disruptions. To be considered, **applicant must identify here** the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption within the BF AWP project area: *Tensolite/Carlisle Companies Inc.: A cable manufacturer that leased a 73,000 square foot factory at 3000 Columbia House Boulevard in the LGEA, eliminated more than 300 jobs in layoffs beginning in 2008 that culminated in a plant closure in 2010. The former plant remains vacant. Columbia Machine, Inc.: Leases a total of more than 300,000 square feet of office and manufacturing space in the LGEA, has eliminated approximately 200 jobs since 2007 with an average wage >\$50,000.*
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant has or will benefit the BF AWP project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.

Attachment F: Application for Federal Assistance (SF-424)

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

**\* 3. Date Received:**

Completed by Grants.gov upon submission.

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**\* 5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

\* a. Legal Name: **City of Vancouver**

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

**91-6001288**

\* c. Organizational DUNS:

**010734663**

**d. Address:**

\* Street1:

**PO Box 1995**

Street2:

\* City:

**Vancouver**

County/Parish:

\* State:

**Washington**

Province:

\* Country:

**USA: UNITED STATES**

\* Zip / Postal Code:

**98668**

**e. Organizational Unit:**

Department Name:

**Community & Economic Development**

Division Name:

**Programs**

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

**Ms .**

\* First Name:

**Peggy**

Middle Name:

\* Last Name:

**Sheehan**

Suffix:

Title: **Community & Economic Development Programs Manager**

Organizational Affiliation:

\* Telephone Number:

**360-487-7952**

Fax Number:

**360-487-7805**

\* Email:

**peggy.sheehan@cityofvancouver.us**

**Application for Federal Assistance SF-424**

**9. Type of Applicant 1: Select Applicant Type:**

C. City of Township Government

**Type of Applicant 2: Select Applicant Type:**

**Type of Applicant 3: Select Applicant Type:**

**\* Other (specify):**

**\* 10. Name of Federal Agency:**

United States Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.814

**CFDA Title:**

Brownsfields Training, Research, and Technical Assistance Grants and  
Cooperative Agreements

**\* 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-12-06

**\* Title:**

Brownsfields Area-Wide Planning Grant

**13. Competition Identification Number:**

**Title:**

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Fiscal year 2013 EPA Brownsfield Area-Wide planning grant application  
focused on the Lower Grand Employment Area of Vancouver, WA.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

3

\* b. Program/Project

WA-003

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

5/1/13

\* b. End Date:

4/30/15

**18. Estimated Funding (\$):**

\* a. Federal

\$200,000

\* b. Applicant

\$15,000

\* c. State

\* d. Local

\* e. Other

\$20,000

\* f. Program Income

\* g. TOTAL

\$235,000

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐

a. This application was made available to the State under the Executive Order 12372 Process for review on

☐

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. "By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Mr.

\* First Name:

Lloyd

Middle Name:

\* Last Name:

Tyler

Suffix:

\* Title:

Chief Financial Officer

\* Telephone Number:

360-487-8469

Fax Number:

360-487-8483

\* Email:

lloyd.tyler@cityofvancouver.us

\* Signature of Authorized Representative:

Completed by Grants.gov upon submission.

\* Date Signed:

Completed by Grants.gov upon submission.